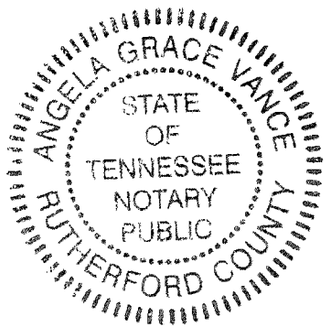
Karen Johnson Davidson County
Batch# 866822 DEEDWARR
06/03/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.66
20220603-0063976



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $349,907.00

Affiant

Subscribed and sworn to before me, this 18 day of May, 2022.

Notary Public
My commission expires:
11.17.24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harmoni Kelley	**CapStar Bank**	**084-14-079.00**
236 Barker Rd		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anne H Mambungu, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harmoni Kelley, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of Walnut Grove, a plat of which is of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Anne H. Mambungu, a single woman, by Warranty Deed from Tonya M. Bryson, unmarried, dated November 23, 2016, of record in Instrument No. 20161107-0117582, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 236 Barker Rd, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 5/18/22
Anne H Mambungu

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Anne H Mambungu, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of May, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11/7/24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/18/22.
Date

Affiant Signature

5/18/22
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 18 day of May, 2022.

Notary's Signature
My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY