Karen Johnson Davidson County
Batch# 873356 DEEDWARR
06/17/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220617-0069358

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Teresa Morgan, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-5-0188-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dean Oleole and Wilfred Lumbang	Dean Oleole & Wilfred Lumbang	072 12 0 035.00
(NAME)	(NAME)	
1766 Hunts Lane	1766 Hunts Lane	
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103	Bowling Green, KY 42103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALPHA P. SMITH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEAN OLEOLE AND WILFRED LUMBANG, A MARRIED COUPLE, 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. 111 on the Plan of Waters Place, on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50 feet on the north side of Piedmont Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alpha P. Smith by Warranty Deed from Agnes Hubbard, unmarried, on April 13, 1994, of record in Book 9313, page 440, Register's Office for Davidson County, Tennessee.

Said Alpha P. Smith was not married at the time of conveyance and was never married.

unimproved ☐
This is improved ☒ property, known as 145 Piedmont Ave., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 7th day of June, 2022.

Alpha P. Smith, By Tamara Davenport, attorney in fact
Alpha P. Smith
By Tamara Davenport, Attorney-in-Fact

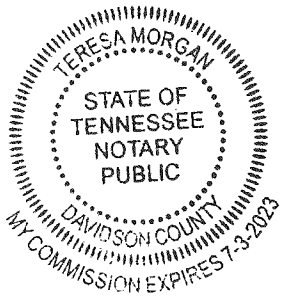
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared TAMARA DAVENPORT, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for ALPHA P. SMITH, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name ALPHA P. SMITH, the bargainor(s), by the said TAMARA DAVENPORT, as Attorney-in-Fact pursuant to the Durable General Power of Attorney of Alpha P. Smith of record in Instrument No. 20220531-0062288, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal, this 7th day of June, 2022.

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 June 7, 2022.

Teresa Morgan 6/13/2022

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on June 7, 2022.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

Notary's Signature

My Commission Expires: January 3, 2023

Notary's Seal: