WARRANTY DEED

Karen Johnson Davidson County
Batch# 883629 DEEDWARR
07/05/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220705-0077111

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Chinomunso Ahanotu and Kate Chenge and and Alphonsa Ahanotu	New Owner	059-08-0-221.00
(NAME)	(NAME)	
209 Mill Station Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221114

For and 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 acknowledged, I/we, **Amanda Ruff and Debbie Wilder** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chinomunso Ahanotu, a single man and Kate Chenge, a married woman, and Alphonsa Ahanotu, a single 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 74 on the plan of Claymill Station, Phase Three, of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Debbie Wilder by Special Warranty Deed from CitiFinancial Servicing, LLC, dated October 21, 2015 and filed of record in Instrument No. 20151207-0122760, Register's Office for Davidson County, Tennessee. Debbie Marie Wilder conveyed said property to Amanda Elizabeth Ruff by Quitclaim Deed dated September 23, 2019 and filed of record in Instrument No. 20190923-0096345, said Register's Office. Amanda Ruff conveyed said property to Amanda Ruff and daughter, Debbie Wilder, by Quitclaim Deed dated and filed of record in Instrument No. 20200318-0029941, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 209 Mill Station Court, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of June, 2022

Amanda Ruff by Debbie Wilder Attorney in fact
Amanda Ruff, By: Debbie Wilder Attorney -in-Fact

Debbie Wilder
Debbie Wilder

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Debbie Wilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanda Ruff, and who acknowledged that he/she executed the same as the free act and deed of Amanda Ruff.

Witness my hand, at office, this 29th of June, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Amanda Ruff and, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of June, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 4th, 2022.

Affiant
Date: July 1, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON