Karen Johnson Davidson County
Batch# 905914 DEEDWARR
08/22/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220822-0094249

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Jameka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2022.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Celestine Wanjalla	CalCon Mutual Mortgage LLC dba OneTrust Home Loans	Parcel ID: 156 02 0 016.00
(NAME) 663 Harpeth Knoll Road	(NAME) 3131 Camino Del Rio N, Suite 1680	
(ADDRESS) Nashville, TN 37221-3513	(ADDRESS) San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eliya Y. Gejjo and Bassima G. Shamoun, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Celestine Wanjalla, a married 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:

Being Lot 251 of the Harpeth Valley Park Subdivision, Section 2 as shown by a map of record in Plat Book 3700 at page 129 in the Davidson County. Tennessee Register of Deeds office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eliya Y. Gejjo and Bassima G. Shamoun by General Warranty Deed from Scott A. Johnson and wife, Lynn Johnson, dated May 22, 2002 and recorded May 22, 2002, of record in Instrument No. 20020522-0062642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 663 Harpeth Knoll Road, Nashville, TN 37221-3513

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 17 day of August, 2022

Eliya Y. Gejjo

Bassima G. Shamoun

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eliya Y. Gejjo and Bassima G. Shamoun, husband and wife, the within named bargainor, 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 and official seal, this the 17th day of August, 2022.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 8/17/2022.

Date

Jameika Jones
Affiant Signature

8/19/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)