When recorded, return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane Suite 200
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18627-KS

Karen Johnson Davidson County
Batch# 910465 DEEDWARR
08/30/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220830-0097896

STATE OF TENNESSEE
COUNTY OF Williamson

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 August, 2022.

Notary Public
My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linda Ling Huang Bigirindavyi and Jean-Paul B Igirindavyi 1905 Waterford Drive Nashville, TN 37138	Linda Ling Huang Bigirindavyi and Jean-Paul B Igirindavyi 1905 Waterford Drive Nashville, TN 37138	053-06-0A-006.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I,

Tara L. Sitman, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Linda Ling Huang Bigirindavyi and Jean-Paul B Igirindavyi, wife and husband, 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. 6, on the plan of Waterford, Phase 3, of record in Plat Book 6900, Page 540, revised in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Tara L. Sitman, married woman by Warranty Deed from Michael Thomas and wife, Rachel Thomas of record as Instrument No. 20180809-0078471 in the Register's Office for Davidson County, Tennessee, dated August 8, 2018 and recorded on August 9, 2018.

This is improved property located at: **1905 Waterford Drive, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2022.

GRANTOR:

Tara L. Sitman

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tara L. Sitman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/24

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-29-22.

Affiant Signature

8-30-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY