WARRANTY DEED

Karen Johnson Davidson County
Batch# 911886 DEEDWARR
09/02/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220902-0099076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Regina Sullo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2022.

Sharon Fernandez
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

SHARON FE... STATE TENNESSEE NOTAR... PUBLIC ... COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Efemena Diejomaoh	New Owner	033-04-0-A-015.00 CO
(NAME)	(NAME)	
15 Rolling Meadows Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John Newby and Ashley Newby, sole Heirs at Law of Cheryl N. Newby**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Efemena Diejomaoh**, hereinafter called the Grantee, his/her 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 Unit No. 15 as shown on the Plan of Rolling Meadows, Phase 1, Section One, of record in Book 6250, Page 504, Register's Office for Davidson County, Tennessee , to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cheryl Elizabeth Neal Newby, unmarried by Warranty Deed from Gerry G. Hency, unmarried, dated March 27, 2006 and recorded April 6, 2006, of record in Instrument No. 20060406-0039836, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl N. Newby, unmarried by Quitclaim Deed from Cheryl Elizabeth Neal Newby, unmarried, dated October 26, 2018 and recorded November 1, 2018, of record in Instrument No. 20181101-0108081, Register's Office for Davidson County, Tennessee. The said Cheryl N. Newby having since died, intestate, on November 12, 2021, leaving John Newby and Ashley Newby as her sole heirs at law, her estate probated in Case No. 22P117, 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.

This is improved property, known as 15 Rolling Meadows Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 26th day of August, 2022.

John Newby

Ashley Newby by Linda Ferguson, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 02/14/2026

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Newby, 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 26th day of August, 2022.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Ferguson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Conservator for Ashley Newby,the within named bargainor, and that she as such Conservator being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2022.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 02/14/2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/26/22 (date of document).

Affiant Signature

9/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

