Karen Johnson Davidson County
Batch# 914237 DEEDWARR
09/08/2022 12:02:30 PM 5 pgs
Fees: $28.00 Taxes: $972.73
20220908-0100736

LESOTHO

KINGDOM OF LESOTHO

APOSTILLE

(Convention de la Haye du 5 October 1961)

1. Country: KINGDOM OF LESOTHO
   This public document: Notary Public – Warranty Deed
   Lineo K. Thahane and Phooko T. Phooko

2. has been notarized by MARK FREDERICK WEBBER

3. acting in the capacity of NOTARY PUBLIC

4. bears the seal/stamp of the office of MARK FREDERICK WEBBER, NOTARY PUBLIC, KINGDOM OF LESOTHO

Certified

5. at MASERU 6. 29th Day of August, 2022

7. by RAPELANG MOTSIELOA (ATTORNEY GENERAL)

8. No. 81/22 (sequence No. and year)

9. Seal/Stamp

10. Signature .....

COLLATION CERTIFICATE

I, the undersigned,

MARK FREDERICK WEBBER

Notary Public by lawful authority duly sworn and admitted, and practising at Maseru in the Kingdom of Lesotho, do hereby certify and attest unto all to whom it may concern that I have this day collated the original hereto annexed of:

WARRANTY DEED

- **by Lineo K. Thahane and Phooko T. Phooko**

signed and dated before me on 19 August 2022.

AND I, the said Notary, do hereby further certify and attest that the same to be the true and correct original of the said document.

An act whereof being required, I have granted these presents under my Notarial Form and Seal to serve and avail as occasion shall or may require.

THUS DONE AND PASSED AT MASERU aforesaid, on this the ....25th.... day of August in the year of our Lord Twenty Twenty Two (2022)

MARK FREDERICK WEBBER KINGDOM OF LESOTHO NOTARY PUBLIC

NOTARY PUBLIC

MARK FREDERICK WEBBER
COMMISSIONER OF OATHS
PRACTISING ATTORNEY
SENTINEL PARK UN ROAD
MASERU - LESOTHO

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00.

Gabrielle Thornton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF ~~AUGUST~~ Sept. 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04728

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gabrielle Thornton 5864 Monroe Crossing Antioch, TN 37013	Gabrielle Thornton	163-16-0A-037.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lineo K. Thahane, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gabrielle Thornton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No.137 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lineo Thahane, a single person by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060105-0001371 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 05, 2006. (Value of consideration shown in aforementioned deed $123,472.00.)

Being the same property conveyed to Lineo Thahane, a married woman by QuitClaim Deed from Lineo Thahane, a married woman, who acquired title as a single person of record in Instrument No. 20140807-0071283 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on August 07, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Phooko T. Phooko conveys all interest in said property and is joining to perfect the Final Court Order in the High Court of Lesotho held at Maseru dated March 23, 2022, and Deed of Settlement in the High Court of Lesotho held in Maseru dated March 15, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5864 Monroe Crossing, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of August, 2022

Lineo K. Thahane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lineo K. Thahane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at MASERU, KINGDOM OF LESOTHO, this 19th day of AUGUST, 2022.

Notary Public

My Commission Expires: - unlimited

MARK FREDERICK WEBBER
KINGDOM OF LESOTHO
NOTARY PUBLIC

MARK FREDERICK WEBBER
COMMISSIONER OF OATHS
PRACTISING ATTORNEY
SENTINEL PARK UN ROAD
MASERU - LESOTHO

Phooko T. Phooko

STATE OF WASHINGTON DC.

COUNTY OF WASHINGTON DC.

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phooko T. Phooko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at MASERU, KINGDOM OF LESOTHO, this 19th day of AUGUST, 2022

Notary Public

My Commission Expires: - unlimited

MARK FREDERICK WEBBER
KINGDOM OF LESOTHO
NOTARY PUBLIC

MARK FREDERICK WEBBER
COMMISSIONER OF OATHS
PRACTISING ATTORNEY
SENTINEL PARK UN ROAD
MASERU - LESOTHO

Certificate of Authenticity

I, Holly A. Mason, 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 ~~September~~ August 19, 2022.

Affiant Signature

9/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY