THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13619-BW

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 915314 DEEDWARR
09/12/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220912-0101776

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sokoamshe Ogun and Benjamin Alikali	New Owner	
7333 Althorp Way		173-09-0A-034.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jonelle Kirkpatrick and Wesley Kirkpatrick, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sokoamshe Ogun and spouse, Benjamin Alikali**

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. 32 on the Plan of Lenox Village, Section One of record in Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonelle Kirkpatrick and Wesley Kirkpatrick, wife and husband by Warranty Deed from Rachel C. Farris, unmarried of record in Instrument No. 20191021-0107688 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 21, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7333 Althorp Way, Nashville, TN 37211**

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 the 1st day of September, 2022.

Jonelle Kirkpatrick

Jonelle Kirkpatrick

Wesley Kirkpatrick

Wesley Kirkpatrick

STATE OF Colorado
COUNTY OF Weld

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonelle Kirkpatrick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2022.

Adrienne Herom

Notary Public
My Commission Expires: 5/31/2026

ADRIENNE HEROM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022931
MY COMMISSION EXPIRES 5/31/2026

STATE OF Colorado
COUNTY OF Weld

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wesley Kirkpatrick,**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2022.

Adrienne Herom

Notary Public
My Commission Expires: 5/31/2026

ADRIENNE HEROM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022931
MY COMMISSION EXPIRES 5/31/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 9/1/2022.

Affiant Signature

9/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/6/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON