Karen Johnson Davidson County
Batch# 919070 DEEDWARR
09/20/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20220920-0104560

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Rubuguza Habarurema and
Afia Nyiransabimana
4928 Oak Barrel Drive
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MAP AND PARCEL:
149-02-0-128.00

MORTGAGEE:
Pinnacle Bank
150 3rd Avenue South
Suite 1000
Nashville, TN 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Denise Hipps-Glenn, a widow,** hereinafter called the "", bargained and sold, and by these presents, transfer and convey unto **Rubuguza Habarurema and Afia Nyiransabimana, husband and wife,** 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:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Oakwood Subdivision, Phase Four, of record in Plat Book 7900, page 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denise Hipps-Glenn and Albert Glenn, by Warranty Deed dated August 26, 2013, from Michael David Murrian and wife, Janet E. Murrian, of record in Instrument No. 20130829-0091305, Register's Office for Davidson County, Tennessee.The said Albert Glenn, Jr. having since died on June 22, 2018, leaving Denise Hipps-Glenn as the surviving tenant by the entirety of subject property. Albert Glenn being one in the same person as Albert Glenn, Jr.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **4928 Oak Barrell Drive, Antioch, Tennessee 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 and assigns, forever, and, covenant with the said GRANTEES that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, , further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **16th** day of **September, 2022.**

Denise Hipps-Glenn

STATE OF ILLINOIS
COUNTY OF **COOK**

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Denise Hipps-Glenn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this **16th** day of September, 2022.

NOTARY PUBLIC

My Commission Expires: **11/18/2024**

OFFICIAL SEAL
TANYA WILMOT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/18/24

STATE OF ~~XXXXXXX~~ **ILLINOIS**
COUNTY OF **COOK**

The actual value or consideration, whichever is greater, for this transfer is $382,500.00.

AFFIANT

Subscribed and sworn to before me on this **16th** day of September, 2022.

NOTARY PUBLIC

My Commission Expires: **11/18/2024**

OFFICIAL SEAL
TANYA WILMOT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/18/24

File No. 22087134

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/16/22 (date of document).

Affiant Signature

09/20/22

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of September, 2022

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL