Karen Johnson Davidson County
Batch# 920567 DEEDWARR
09/22/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20220922-0105576

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227526

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$479,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19 day of September, 2022.

DEBORAH FITZER
Notary ID #132469407
My Commission Expires
May 7, 2024

Notary Public
My Commission Expires: 05/07/2024

# WARRANTY DEED

**THIS INDENTURE**, made this 19 day of September, 2022, among:

**ROBERT G. GUNTER AND MAI JEN GUNTER, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**AMINA SUDI, A MARIED WOMAN, TAWASI RAJABU, A MARRIED MAN, AND MIPANGO RAJABU, A SINGLE MAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Mill Run Subdivision, Phase 1A (Cluster Development), as of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Robert G. Gunter and Mai Jen Gunter, husband and wife by deed from The Craig Company, a Tennessee corporation, dated November 8, 2002, of record in Instrument No. 20021113-0140885, Register's Office for Davidson County, Tennessee.**

**This property being known as 161 Claybrook Lane, Antioch, TN 37013.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Robert G. Gunter

**Robert G. Gunter**

Mai Jen Gunter

**Mai Jen Gunter**

State of TEXAS
County of ELLIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert G. Gunter and Mai Jen Gunter**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2022.

Deborah Fitzer

Notary Public
My Commission Expires: 05/07/2024

**Owner Name & Property Address:**

Name: Robert + Mai Jen Gunter
Address: 161 Claybrook Lane
City, State, Zip: Antioch TN 37013

**Responsible Party For Taxes:**

Name: **Amina Sudi**
Address: **161 Claybrook Ln**
City, State, Zip: **Antioch, TN 37013**

**Tax ID: 173-15A-068.00**

DEBORAH FITZER
Notary ID #132469407
My Commission Expires
May 7, 2024

**Tennessee Certification of Electronic Document**

K. DeSiree Sailsman, 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 **09/21/22** (date of document).

Affiant Signature

**09/22/22**

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **22** day of **September**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

