Karen Johnson Davidson County
Batch# 926681 DEEDWARR
10/06/2022 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20221006-0110305

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater for this transfer is: $300,000

Affiant Signature

Subscribed and sworn to before me on this the 4th Day of Oct. 2022

Notary Public

My Commission expires _____/_____/_____

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 10, 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Edmond Ndamukong
328 Pocono Rd
Antioch, TN 37013

SEND TAX BILLS TO:
Edmond Ndamukong
328 Pocono Rd
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 135140A08700CO

WARRANTY DEED

22NT01400

Effective the 4 Day of October, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mostapha Aznag and wife, Sanae Bou Tkhamouin

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emmanuel J. Ndamukong and Anthonia Ndamukong, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Lot 90, Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as shown on Plat of record in Book 6900, Pages 391, 392, and 393, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Being the same property as conveyed to Mostapha Aznag and wife, Sanae Bou Tkhamouin by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated 12/16/2009 recorded 12/28/2009 in Book NA, Page NA, as Document Number 20091228-0117079, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 328 Pocono Rd, Antioch, TN 37013-1796

This conveyance is made subject to restrictions of record in book 7032 page 730, book 7067 page 739, book 6405, page 169 and document no. 200105040046047, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 4th day of October 2022

Mostapha Aznag

Mostapha Aznag

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mostapha Aznag**, the within named bargainer 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 at office, this the 4th day of October 2022

Irini Bakhoum

Notary Public

My commission expires: 1-3-2023

IRINI BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sanae Bou Tkhamouin

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Sanae Bou Tkhamouin**, the within named bargainer 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 at office, this the 4th day of October 2022

Irini Bakhoum
Notary Public

My commission expires: 1-3-2023

IRINI BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 10/4/2022.

Date

Jameika Jones
Affiant Signature

10/06/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)