Karen Johnson Davidson County
Batch# 930245 DEEDWARR
10/17/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20221017-0113261

Name and Address of New Owner:
Paula Milena Pamplona-Ramirez and Zachery Connor Dunn
2921 Wilford Pack Drive
Antioch, TN 37013-1378

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Bay Equity LLC,
2300 Clayton Road
#450
Concord, CA 94520

Map & Parcel(s):
150 06 0 199.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mathew W. Igwonobe and Stephanie H. Igwonobe (AKA Stephanie Harris-Igwonobe), husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Paula Milena Pamplona-Ramirez, an unmarried woman, and Zachery Connor Dunn, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE, their heirs, successors 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. 45 on the Revised Plan of Westlake Subdivision, of record in Plat Book 6250, Page 785, Register's Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to Mathew W. Igwonobe and wife, Stephanie H. Igwonobe, by Warranty Deed from Commercial Federal Mortgage Corporation, of record in Book 8636, Page 187, in the Register's Office of Davidson County, Tennessee, dated May 27, 1992, and recorded on May 28, 1992.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2921 Wilford Pack Drive, Antioch, TN 37013-1378

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 12 day of October, 2022.

Mathew W. Igwonobe

Stephanie H. Igwonobe

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of October, 2022, before me personally appeared Mathew W Igwonobe and Stephanie H. Igwonobe, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12 day of October, 2022.

Notary Signature
My commission expires: 09-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,000.00.

Affiant Signature

Subscribed and sown to before me, this the 12 day of October, 2022.

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

Notary Public
My Commission Expires: 4/17/2023

Certificate of Authenticity

I, John Parker, 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 10/12/22.

Date

Affiant Signature

10/17/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of October, 2022.

Jameka Braden
Notary's Signature

My Commission Expires: 9/21/25
Date

Notary's Seal (if on paper)

