THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Wilson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $325,000.00
Karen Johnson Davidson County Batch# 933961 DEEDWARR 10/26/2022 03:39:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.50 20221026-0116159	Affiant Subscribed and sworn to before me, this 25 day of October, 2022. Notary Public My Commission Expires: 10.02.2023

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company 1728 Londonview Place Nashville, TN 37013	PO Box 4090 Scottsdale, AZ 85261	Tax Parcel ID No. 151-10-0A-162.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EFOSA OKUNBOR AND MONICA IDAHOSA, MARRIED** ,(collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RESIDENTIAL HOME BUYER NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Villages of Long Hunter, Phase 2 of record in Plat at Instrument No. 20020515-0059732, 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 Efosa Okunbor, an unmarried man by Warranty deed from Kelli L. Wagner, a single woman of record in Instrument No. 20171116-0117864 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 16, 2017.

This is unimproved property commonly known as: 1728 Londonview Place ,Nashville, TN 37013

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor,

Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Monica Idahosa joins as spouse of Efosa Okunbor to convey any marital interest in the subject property that they may have.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of October, 2022.

EFOSA OKUNBOR

MONICA IDAHOSA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EFOSA OKUNBOR AND MONICA IDAHOSA**, the within named bargainor, 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 25 day of October, 2022.

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 03/03/2025

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 this 25 day of October, 2022.

Adam Diamond | Custodian

10/25/22
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 25 day of October, 2022.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY