Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-22-6607

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $620,000.00.

Affiant

Subscribed and sworn before me this the 28th day of October, 2022.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 939959 **DEEDWARR**
11/10/2022 10:57:14 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20221110-0120574

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Holly Ochieng		102-08-0 084.00
6607 Wilhugh Place	Same as new owner	
Nashville, TN 37209		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ISABEL BIGGS, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUDITH OCHIENG, A MARRIED WOMAN, AND CHARLES MADUMA, A MARRIED MAN, AND HOLLY OCHIENG, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 99 of Section V of Horton Heights, a Subdivision, of record in Book No. 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 99, fronts 115 feet on the easterly side of Wilhugh Place, and extends back between lines 266.1 feet on the northerly side and 264.6 feet on the southerly side, to an irregular line in the rear measuring 117 feet thereon.

Being the same property conveyed to Isabel Biggs and husband, Dewayne L. Biggs, by deed dated 10/28/2016, from Christopher Forbes and wife, Katherine Forbes, of record in Instrument No. 20161103-0116691, Register's Office for said County. The said Dewayne L. Biggs has since died on April 6, 2021.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6607 Wilhugh Place, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 24th day of October, 2022.

Isabel Biggs

STATE OF UNITED KINGDOM
COUNTY OF DORSET

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Isabel Biggs**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2022.

My commission expires: on my life

Mark Lello
Notary Public

JOHN MARK LELLO
NOTARY PUBLIC
BOURNEMOUTH
ENGLAND

