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

Karen Johnson Davidson County
Batch# 944758 DEEDWARR
11/28/2022 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20221128-0124249

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $480,000

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of Nov, 2022

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Aime Mutabazi, Claudine Nyiramutuzo and Dieubon Byiringiro
5517 Dory Dr
Antioch,TN 37013-2455

SEND TAX BILLS TO:
Aime Mutabazi, Claudine Nyiramutuzo and Dieubon Byiringiro
5517 Dory Dr
Antioch,TN 37013-2455

MAP AND PARCEL NUMBER: Tax ID # 151090B20900CO

WARRANTY DEED

22NT01519

Effective the 16 Day of Nov, 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,

Amani Karisa, a single person, Monique Uwamurera, a married woman

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

Aime Mutabazi, a single person, Claudine Nyiramutuzo, a married person and Dieubon Byiringiro, a single person

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

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Final Plat of Phase 4, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20070607-0068360, 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 as conveyed to Monique Uwamurera, a married woman and Amani Karisa, a single man, as joint tenants with right of survivorship by Warranty Deed from Nathan Bunch and Nicole June Johnson nka Nicole June Bunch, husband and wife dated 10/11/2019 recorded 10/28/2019 in Book NA, Page NA, as Document Number 20191028-0110327, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 5517 Dory Dr, Antioch, TN 37013-2455

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 16 day of Nov 2022

Monique Uwamurera

State of Arizona }
County of Maricopa }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Monique Uwamurera**, 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.

Notary Public

My commission expires: 10/28/2026

ELIZABETH YODER
Notary Public - Arizona
Maricopa County
Commission # 635259
My Comm. Expires Oct 28, 2026

Witness our hands this the 16 day of November 2022

Amani Karisa

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amani Karisa**, 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.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 11/16/2022, (date of document).

Affiant Signature

11/22/2022
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 1-4-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2025