Karen Johnson Davidson County
Batch# 946877 DEEDWARR
12/01/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20221201-0126023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/11/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthonia Ijenwagu and Theophilus Ijenwagu 1569 Hamilton Cross Dr. Antioch, TN 37013	Primis Mortgage 1001 Military Cutoff Road suite 350 Wilmington, NC 28405	164 04 0C 073.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Virginia N. Adkins, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Anthonia Ijenwagu and Theophilus Ijenwagu, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 73, on the Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being part of the same property conveyed to Virginia N. Adkins, single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 07/09/2020, of record in Instrument 20200731-0084690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1569 Hamilton Cross Dr., Antioch, TN 37013

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this the 30th day of November, 2022.

Virginia N. Adkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

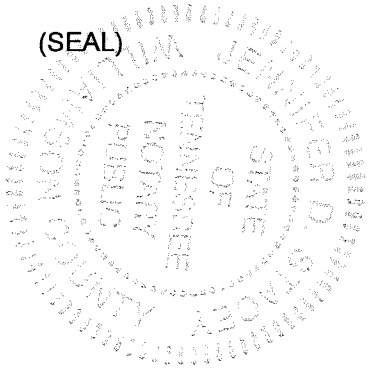
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Virginia N. Adkins, a single woman with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of November, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 1st, 2022.

Affiant
Date: 12/1/2022

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of December, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY