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# 953197 DEEDWARR
12/19/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221219-0131038

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of December 2022

Notary Public

My Commission expires 9/16/23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Didier Lema and Bebe Kelemba
604 N. Stonegate Ct
Antioch, TN 37013

SEND TAX BILLS TO:
Didier Lema and Bebe Kelemba
604 N. Stonegate Ct
Antioch, TN 37013

MAP AND PARCEL NUMBER: 165130A03000CO

WARRANTY DEED
22NT01598

Effective the 9th Day of December 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,

Benita P Bellamy

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

Didier Saka Lema and Bebe Fete Kelemba, husband and wife

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

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. 358 on the Plan of Peppertree Forest, P.U.D., Section 5, of record in Book 7900, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to restrictions of Record in Book 7982, Page 736; Book 8757, page 607; Book 9004, page 514; Book 9157, page 711; Book 9287, page 698, Book 9455, page 801, Register's Office of said County.

Subject to all matters of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to Misc. easement and intrusion Pud Boundary in Pat Book 6900, page 943, Register's Office of said County. Subject to Charter for HOA in Book 8757, page 639, Register's Office of said County.

Subject to Deed of Conveyance in Book 9523, page 75 & 80, Register's Office of said County. Subject to By-Laws of record in Book 8757, page 623, Register's Office of said County.

Being the same property as conveyed to Benita P Bellamy by Warranty Deed from Maurice S. Simpson dated 10/20/2006 recorded 10/26/2006 in Book NA, Page NA, as Document Number 20061026-0133148, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 604 N Stonegate Dr, Antioch, TN 37013-1650

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 9 day of December 2022

Benita P Bellamy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Benita P Bellamy,** 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.

Witness my hand, at office, this 9th day of December 2022

Notary Public

My Commission expires: 9 / 16 / 23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/9/22 (date of document).

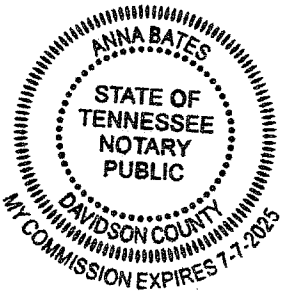
Affiant Signature

12/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: