WARRANTY DEED

Karen Johnson Davidson County
Batch# 959651 DEEDWARR
01/10/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20230110-0002166

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Vault Development, LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	150-03-0-434.00
933 E. Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nash, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gods Will Property Management, Inc., a Tennessee for Profit Corporation,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Vault Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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. 480 on the Plan of Section Ten, The Country of record in Book 6900, Page 394, Register's Office for said County.

Said Lot No. 480 fronts 81.41 feet on the Northerly margin of Shakertown Road and extends back 105.70 feet on We Westerly line and 131.20 feet on the Easterly line to a broken line in the rear measuring 109.61 feet thereon.

Being the same property conveyed to Gods Will Property Management, Inc by Warranty deed from Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu and wife, Jannet S. Murray of record in Instrument No. 20130422-0039924 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 22, 2013.

Theophilus Egubjor was the sole shareholder of Gods Will Property Management, Inc. and passed testate on August 1, 2022. His Last Will & Testament has been probated at Docket No 22PR-12636 in the Chancery Court for Williamson County, Tennessee. An Agreed Order was entered on November 15, 2022 granting Executor, Grace Egbujor, authority to execute all documents to complete the said of said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3416 Shakertown Rd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors 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 5th day of January, 2023.

Gods Will Property Management, Inc.

by Grace Egbujor, Executor of the Estate of Theophilus Egbujor, Sole Shareholder

Grace Egbujor

By: Grace Egbujor, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Grace Egbujor, , Executor of the Estate of Theophilus Egbujor, Sole Shareholder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Executor of the Estate of Theophilus Egbujor, Sole Shareholder of Gods Will Property Management, Inc.** the within named bargainer, and that he/she as such **Executor of the Estate of Theophilus Egbujor,** executed the foregoing instrument for the purposes therein contained, by signing the name of **Gods Will Property Management, Inc.** by himself/herself as **Executor of the Estate of Theophilus Egbujor, Sole Shareholder of Gods Will Property Management, Inc.**

WITNESS my hand and official seal at office this 5 day of January, 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 6, 2023.

Affiant Signature

1/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026