Name and Address of New Owner:
Daniel Reeder
867 Plantation Way
Gallatin, TN 37066

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 965446 DEEDWARR
01/30/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20230130-0006641

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 135-12-0B-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ajiri Ogbimi,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Reeder,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 4660, Page 156, amended in Book 11700, Page(s) 49 and 50, Register's Office for said County, and as established by Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, as amended in Instrument No. 20050222-0018813 and Instrument No. 200502220018814, to which reference is made for a more complete description.

Being the same property conveyed to Ajiri Ogbimi, a married man, by Warranty Deed from Staci M. Coleman of record in Instrument No. 20171113-0116275, Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 13, 2017.

This property is not a marital residence and therefore not subject to marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of January, 2023.

_____(SEAL)
Ajiri Ogbimi

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ajiri Ogbimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (he)/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2023.

RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

_____
Notary Public
My commission expires: 08/04/2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ R.W. Texas)
)
COUNTY OF ~~DAVIDSON~~ R.W. Collin)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of January, 2023.

RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

_____
Notary Public
My commission expires: 08/04/2025

File No. GNT-23-2585

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-24-23.

Affiant Signature

1-24-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of January, 2023.

Notary Signature

My Commission Expires: 05/09/2026

