WARRANTY DEED

Karen Johnson Davidson County
Batch# 979698 DEEDWARR
03/13/2023 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20230313-0017843

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2023.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/26/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2023-15966NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mbombo Tshiamala Kazadi	Regions Mortgage	148-14-0-305.00
(NAME)	(NAME)	
401 Gillespie Court	2050 Parkway ofc circle	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WANDA WILLIAMS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MBOMBO TSHIAMALA KAZADI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 81B, on the Plan of Zone Lot Division Lots 77, 81, 82, and 83 Haywood Forest, Section 3, of record in Book 5800, Page 358, Register's Office for said County, to which plat reference is hereby made for a more particular of said property.

Being the same property conveyed to Wanda Williams, unmarried by Cash Deed for Tennessee Dated May 29, 2007 from Alphonso Jackson, Secretary of Housing and Urban Development of record in Instrument Number 20070608-0068785, Registers' Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 401 Gillespie Court, Antioch, TN 37013
(House No.) (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, 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 our hands this 10 day of March 2023.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of March 2023, before me personally appeared **Wanda Williams,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of March 2023

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 3/10/2023 (date of document).

Affiant Signature
Date 3/10/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 10 day of March, 2023

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY