Karen Johnson Davidson County
Batch# 985806 DEEDWARR
03/29/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20230329-0022738

Name and Address of New Owner:
Sydney Oliver and Matthew Oliver
3013 Gwynnwood Drive
Nashville, TN 37207

Send Tax Bills To:
Sydney Oliver and Matthew Oliver
same as New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-08-0A-115-00

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, **Sevelin Shimirimana, and Anita Niyokwizera, a married couple,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Oliver, and Sydney Oliver, a married couple** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Second Revision for Final Plat of Park Preserve, a Cluster Lot PUD (Phase 1A), of record as Instrument No. 20110520-0038893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sevelin Shimirimana and Anita Niyokwizera, a married couple by Special Warranty Deed dated April 25, 2013 from Habitat For Humanity of Greater Nashville, a Tennessee non-profit corporation, recorded April 26, 2013 in Instrument No. 20130426-0041882 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of March, 2023.

_____(SEAL)
Sevelin Shimirimana

_____(SEAL)
Anita Niyokwizera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Sevelin Shimirimana and Anita Niyokwizera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2023.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $255,000.00, 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
24th day of March, 2023.

Notary Public
My commission expires:
File No. 2023-5793-MA

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, **Pam Autry,** 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 this the 24th day of March, 2023.

Affiant Signature
Date 03/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

