Karen Johnson Davidson County
Batch# 1000284 DEEDWARR
05/05/2023 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20230505-0033633

Name and Address of New Owner:
Wilondja Andala
Samueli Lukanda
1557 Bridgecrest Dr.
Send Tax Bills To:
New owners
1557 Bridgecrest Dr
Antioch TN 37013
This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 149-15-0A-241-00

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, **Bedika Rai, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wilondja Andala and Anyesi Moshi, husband and wife, Samueli W. Lukanda, an unmarried, and Ungwa Mlebinge, unmarried, all as joint tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Final Plat Cambridge Forest, Phase 3 of record in Plat at Instrument No. 20010628-0068483 and amended as Instrument No. 200205030054630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bedika Rai, a married person by Warranty deed from Ibush Kolshi and wife, Arife Kolshi of record in Instrument No. 20171214-0127597 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 14, 2017.

This is __X__ improved _____ unimproved property also known as 1557 Bridgecrest Drive,Antioch, TN 37013.

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 4th day of May, 2023.

_____(SEAL)
Bedika Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of May, 2023, before me personally appeared Bedika Rai, 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 4th day of May, 2023.

Notary Signature
Notary: Timothy L Stillings
My commission expires: 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $425,000.00, 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
5th day of May, 2023.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

Notary Public
Timothy L. Stillings
My commission expires: 3/17/2024

File No. 2023-576

Tennessee Certification of Electronic Document

I, DeSiree Saltsman, 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 **05/04/23** (date of document).

Affiant Signature

05/05/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **5** day of **May**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L. STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY