WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00.

Affiant

Subscribed and sworn to me on 05/03/23.

NOTARY PUBLIC
My Commission Expires: 9/8/25

Karen Johnson Davidson County
Batch# 1000666 DEEDWARR
05/08/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20230508-0034308

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Uchenna Oku, Ishmael Boms, & Nkechi Azubike 5924 Mount View Rd. Antioch, TN 37013	Southern Bank of Tennessee 1499 N. Mt. Juliet Rd. Mount Juliet, TN 37122	164-00-0-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Chilton, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Uchenna Oku, married, Ishmael Boms, married, and Nkechi Azubike, married, hereinafter called **"GRANTEES,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Described property located in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, to wit:

Lot "A" on the unrecorded Map of the Subdivision by E. D. Green of the northwest part of Lot Number 5 and the southwest part of Lot Number 6, in an unrecorded Subdivision, of the W. J. Myers Farm, and being more particularly described as follows:

Beginning at a point in the east margin of Mount View Road, at the southwest corner of Tract "A" as shown on said survey; thence north 2 degrees 02 minutes east 150 feet to a point; thence leaving Mount View Road, south 87 1/2 degrees east 416.4 feet to a point; thence south 11 degrees 34 minutes west 151 feet to a point; thence north 87 1/2 degrees west 393.7 feet to the point of beginning.

Being the same property conveyed to FRANK E. CHILTON, DAVID E. CHILTON AND PATRICIA ANN CHILTON, by deed from DEPARTMENT OF VETERANS AFFAIRS, of record in Instrument No. 20080801-0078701, dated July 25, 2005, said Register's Office. Being further conveyed to DAVID E. CHILTON AND WIFE, PATRICIA ANN CHILTON, by quitclaim deed from FRANK E. CHILTON, of record in Instrument No. 20120427-0036259, dated April 26, 2012, said Register's Office. Being further conveyed to DAVID CHILTON, by quitclaim deed from PATRICIA CHILTON, of record in Instrument No. 20200409-0037590, dated March 28, 2020, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

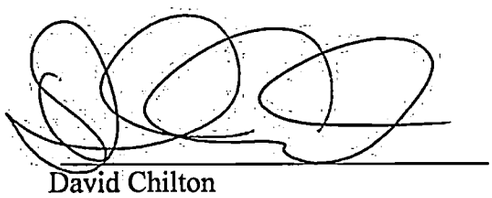
This is Improved property, known as 5924 Mount View Rd., Antioch, TN 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 our hands on 05/03/23.

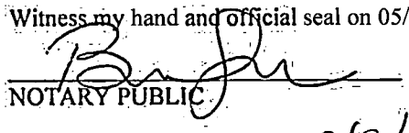


David Chilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

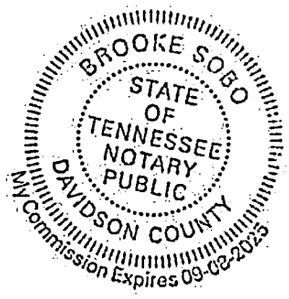
On 05/03/23, before me personally appeared David Chilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/03/23.



NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 3, 2023.

John Cobb Rochford

May 3, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 3, 2023.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026