Karen Johnson Davidson County
Batch# 1022955 DEEDWARR
07/05/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230705-0051450

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2023.

Notary Public
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Naol Fufa 1437 Rockglade Run Antioch, TN 37013	New Owner	164-07-0A 189.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BABA NDIAYE, UNMARRIED, AND VICTORIA A. NDIAYE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NAOL D. FUFA, an Unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Montgomery County, Tennessee, being all of Lot No. 133, Section Two, Harvest Grove, formerly Tillman Property, according to plat and survey appearing of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot

Being the same property conveyed to Baba Ndiaye and Victoria A. Ndiaye, husband and wife, by deed dated 03/20/2020, from Baba Ndiaye, AKA Baby Ndiaye and Victoria A. Ndiaye, husband and wife, of record in Instrument No. 20200407-0036587, Register's Office for said County. The said Baba Ndiaye and Victoria A. Nidaye having since divorced. MDA of record in the Third Circuit Court for Davidson County, Tennessee as Docket number 22D-1518.

Also being the same property conveyed to Baby Ndiaye and Victoria A. Ndiaye, husband and wife, by deed dated 10/19/2018, from Miguel Peiro Martinez and Maria L. Perez-Gonzalez, husband and wife of record in Instrument No. 20181024-0105323, Register's Office for said County. Affidavit of Scrivener's Error of record in Instrument No. 20181212-0121039, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1437 Rockglade Run, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 29th day of June, 2023.

Baba Ndiaye

Victoria A. Ndiaye

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Baba Ndiaye and Victoria A. Ndiaye, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2023.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/29/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

