WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031246 DEEDWARR
07/27/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20230727-0057834

File No. DH-23-4678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2023

Notary Public

MY COMMISSION EXPIRES 11-6-2023

(AFFIX SEAL)

JENNIFER CHANDLER COLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akintunde Maiyegun and Lauren Maiyegun	New owner c/o Angel Oak Mortgage Solutions, LLC	
(NAME) 1077 East Trinity Lane, #106	(NAME) 980 Hammond Dr #850	072-06-3N-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kimberly Master and Amit Master, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Akintunde Ismail Maiyegun and Lauren Suzanne Maiyegun. husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Kimberly Master and Amit Master, wife and husband by Quitclaim deed from Kimberly Master, a married woman of record in Instrument No. 20190315-0024038 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

This is property more commonly known as 1077 East Trinity Lane, #106, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17TH day of July, 2023.

Kimberly Master

Amit Master

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 17TH day of July, 2023, before me personally appeared Kimberly Master and Amit Master, 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.

Notary Signature
My commission expires: SEPTEMBER 17, 2025

MICHAEL BECKER
COMM. # 2373217
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES SEP. 17, 2025

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 July 19, 2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date July 20, 2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on July 20, 2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

