Karen Johnson Davidson County
Batch# 1037974 DEEDWARR
08/14/2023 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230814-0062889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11TH DAY OF AUGUST, 2023.

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Ave., Suite 403, Nashville, TN 37203
File No.: 2481

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Henry L. Mahasi and Celestine N. Wanjalla 1083 Morton Mill Road Nashville, TN 37221	**Henry Mahasi & Celestine Wanjalla** **1083 Morton Mill Road** **Nashville, TN 37221**	142-08-0A-038.00

For and in consideration of the sum of Four Hundred Forty Thousand And 0/100 ($440,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JAMES P. WHITE AND JANICE L. WHITE, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HENRY L. MAHASI AND CELESTINE N. WANJALLA, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Coronado, a Condominium, as shown on Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. 38 on said plan, located at 131 Holly Forest, as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. as of record in Book 4901, Page 679, and By-Laws in Book 4901, Page 702, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to James P. White and Janice L. White, husband and wife, by Quitclaim Deed from James P. White and Janice L. White, husband and wife, and Christopher J. White, dated March 24, 2023 and recrorded April 03, 2023 in Instrument Number 202304030023691, Register's Office for Davidson County, Tennessee; ALSO BEING the

same property previously conveyed to James P. White and Janice L. White, husband and wife, as to a 1/2 interest, and Christopher Jules White, a married man, as to a 1/2 interest, as tenants in common with rights of survivorship, by Warranty Deed from Linda J. Quigley and Angela H. Smith, both unmarried, dated September 1, 2016 and recorded September 7, 2016 in Instrument No. 20160907-0093950, said Register's Office. This was not, at any time, the primary residence of Christopher Jules White or his spouse.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 131 Holly Forest, Nashville, TN 37221.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JAMES P. WHITE AND JANICE L. WHITE, HUSBAND AND WIFE to HENRY MAHASI AND CELESTINE WANJALLA, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 131 HOLLY FOREST, NASHVILLE, TN 37221.]

Witness our/my hand on the 23rd day of June, 2023.

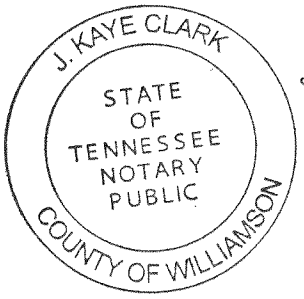
James P. White

Janice L. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James P. White and Janice L. White, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2023.



Notary Public
My Commission Expires: 9/30/2024

Certificate of Authenticity

I, Kimberly Hollingshead, 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 06/23/2023.

Kimberly Hollingshead, Esq.

08/14/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson Co.

Sworn to and subscribed before me this 14th day of August, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY