Name and Address of New Owner
Ndang Akotoh
908 Hidden Springs Drive
Nashville, TN 37207

Send Tax Bills To
Same as new owner

Karen Johnson Davidson County
Batch# 1038152 DEEDWARR
08/14/2023 03 01 36 PM 2 pgs
Fees $13 00 Taxes $1,911 79

20230814-0063198

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No· 033-13-0A-041-00

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, **Marva J. Hemphill, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ndang Akotoh, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 41 on the Final Plat of Hidden Springs, Phase Two, of record as Instrument No 20061101-0135726, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Marva J Hemphill, a single woman, by Warranty Deed dated November 20, 2015 from Henry Enterprises, LLC, a Tennessee limited liability company recorded November 23, 2015 in Instrument No 20151123-0118623 in the Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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

This conveyance is subject to Plan of record in Instrument Number 20061101-0135726, Register's Office for Davidson County, TN, and further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2023

(SEAL)
Marva J Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2023, before me personally appeared Marva J Hemphill, 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 10th day of August, 2023

Notary Signature
My commission expires

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $516,700 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 10th day of August, 2023

Notary Public
My commission expires _____
File No 2023-6203-RS

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: IM-RF-23-908