Karen Johnson Davidson County
Batch# 1047439 DEEDWARR
09/07/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.34
20230907-0070309

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,930.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 25 day of ~~August~~ September, 2023.

Notary Public
MY COMMISSION EXPIRES: 11-17-24
File No. G23-19231

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nzuzi Vantoto and Misenga Joelle Kabongo	New Owner	043-09-0-200
(NAME)	(NAME)	
500 Cumberland Ave	(STREET ADDRESS)	
(STREET ADDRESS)		
Madison TN 37115	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Travis Gravette and Mary M. Gravette, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nzuzi Vantoto, and Misenga Joelle Kabongo, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF TRACT 3 OF BLOCK G ON THE PLAN WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CUMBERLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF DELAWARE AVENUE, 165.5 FEET TO A DEAD LINE.

Being the same property conveyed to Travis Gravette and Mary M. Gravette, husband and wife by Deed dated May 21, 2018, recorded May 25, 2018, in Instrument Number 20180525-0050526, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 500 Cumberland Avenue, Madison, TN 37115.

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. Whenever 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(s) this 31st day of August, 2023.

Travis Gravette

Mary M. Gravette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2023, before me personally appeared Travis Gravette and Mary M. Gravette, 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 31st day of August, 2023.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/28/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/31/23 (date of document).

Jennifer Russell
Affiant Signature

9/7/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

