Karen Johnson Davidson County
Batch# 1056321 DEEDWARR
10/02/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231002-0077436

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

TIMOTHY L STILLINGS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/17/2024 WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
3/17/2024
(AFFIX SEAL)

04-NSH23-06560

Address of New Owner:	Send Tax Bills to:	Tax Information:
Olivier Mateso and Edimo Lusambo 104 Islandia Drive Nashville, TN 37217	New Owner	136-06-0-071-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances D. M. Johnson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edimo Lusambo, an unmarried man**, and **Olivier Mateso, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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. 304 on the plan of Priest Lake Park, Section V, of record in Plat Book 4460, Pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frances D.M. Johnson, unmarried by Warranty Deed from Andrew Vallomthail and wife, Mary Vallomthail of record as Book 9580 Page 362 in the Register's Office for Davidson County, Tennessee, dated January 25, 1995 and recorded on January 27, 1995.

For Information Only: Being Parcel 136-06-0-071-00
Being also known as 104 Islandia Dr, Nashville, TN 37217

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 104 Islandia Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 29th day of September, 2023

Frances D. M. Johnson

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frances D. M. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 29th day of September, 2023

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **09/29/23** (date of document).

Affiant Signature

10/02/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **2nd** day of **October**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

