Karen Johnson Davidson County
Batch# 1063449 DEEDWARR
10/20/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231020-0082539

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 163160A37800CO

NAME & ADDRESS OF NEW OWNER:
Emma O. Wolugboms
1406 Pleasant Ridge Rd.
Antioch, Tn 37013

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **AKIRA MICHELLE LEWIS, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **EMMA O. WOLUGBOMS, A SINGLE MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 378, of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of the Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown Annexing Phase 3-B, appearing of record in Instrument No. 20080812-0082993, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Akira Michelle Lewis, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada general partnership, dated May 21, 2010, appearing of record in Instrument No. 20100526-0040307, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1406 Pleasant Ridge Rd, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20 day of October, 2023.

Akira Michelle Lewis

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Akira Michelle Lewis, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-25

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,999.00 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 20 day of October, 2023

NOTARY PUBLIC

My Commission Expires: 4-19-25

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

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Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 10-20-23 (date of document).

Affiant Signature

10-20-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-24

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY