WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/13/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1065762 DEEDWARR
10/27/2023 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231027-0084182

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4124

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Basheija Nyiraneza, Anita Irankunda, and Claudine Umutoni	Same	174-01-0A-199.00-CO
6157 Old Forest Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Devi Rizal, a married man, and Prem Rizal, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Basheija Nyiraneza, Anita Irankunda, and Claudine Umutoni, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 199 on the Plan of Final Plat Rivendell Woods, Phase 4 of record in Instrument No. 20150724-0072969 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Devi Rizal and Januka Rizal, husband and wife, and Prem Rizal, an unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20160412-0034917 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on April 12, 2016.

Being the same property conveyed to Devi Rizal, a married person, and Prem Rizal, an unmarried person, as equal undivided tenants in common by Quitclaim deed from Januka Rizal, a married person of record in Instrument No. 20200917-0106878 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 17, 2020.

Januka Rizal joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6157 Old Forest Road Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on October 13, 2023.

Devi Rizal

Prem Rizal

Januka Rizal

STATE OF Pennsylvania

COUNTY OF ~~Cumberland~~ Dauphin

Personally appeared before me, a Notary Public of said County and State, Devi Rizal and Prem Rizal and Januka Rizal, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2023.

Notary Public

My Commission Expires: 12/21/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

File #: 2023-4124

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 17, 2023.

J. Carlton Drumwright

October 17, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 17, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY