Karen Johnson Davidson County
Batch# 1068549 DEEDWARR
11/03/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,538.83
20231103-0086383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICOLE BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Ngazaki and Ange Lumesa	Churchill Mortgage Corporation	Map: 149030K01000CO
(NAME) 2656 Lakevilla Dr 10	(NAME) 1749 Mallory Lane; Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($415,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER L. RAMBO, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES NGAZAKI AND ANGE LUMESA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 10 on the Final Specific Plan of Townview Lofts, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200828-0097970, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211004-0133379, and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211221-0168735, 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 Christopher L. Rambo, a single man, by deed from J Developments MT, LLC, of record in Instrument No. 20220316-0030867, dated March 10, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20080320-0028273, Instrument No. 20090323-0026016 and Instrument No. 20100818-0065095, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument No. 20041020-0126113 and Instrument No. 20060907-0100856, in the Register's Office for Davidson County, Tennessee; (4) Master Charter for Homeowners Association of record in Instrument No. 20090326-00027322, in the Register's Office for Davidson County, Tennessee; (5) Detention Pond Maintenance Agreement of record in Instrument No. 20120404-0028368, amended in Instrument No. 20180301-0019491, in the Register's Office for Davidson County, Tennessee; (6) Dedication of Cemetery of record in Book 147, Page 48 and Book 2105, Page 409, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer Easement of record in Instrument No. 20060810-0098639, in the Register's Office for Davidson County, Tennessee; (8) Restrictions of record in Book 1808, Page 316 and Instrument No. 20071019-0124411, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20200828-0097970, amended and restated in Instrument No. 20211004-0133379, amended in Instrument No. 20211221-0168735, Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114, Instrument No. 20090326-0027333, amended in Instrument No. 20120404-0028366, Instrument No. 20161115-0120437, corrected by Instrument No. 20161208-0129175, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2656 Lakevilla Dr 10, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 3rd day of November, 2023.

Christopher L. Rambo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Rambo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of November, 2023.

My Commission Expires:
11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 November 3, 2023.

(AFFIANT) – Karen Suggs

11/03/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of November, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY