Karen Johnson Davidson County
Batch# 1075682 DEEDWARR
11/28/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20231128-0091808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-2024
(AFFIX SEAL)

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rebecca Ownby	Rebecca Ownby	119-14-0-A-109.00CO
(NAME)	(NAME)	
12223 Willis Branch Road	12223 Willis Branch Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yekeuh Kevin Oulai,married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rebecca Ownby,married**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Located in Davidson County, Tennessee, being Unit No. 109, Building G, KINGSWOOD CONDOMINIUMS, as shown on site plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, as established under Master Deed of record in Book 6058, Page 320, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Yekeuh Kevin Oulai, married, by Warranty Deed filed 12/08/2016 from David Phillips and wife, Pamela Wolfe Phillips of record in Instrument No. 20161208-0128827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Plat Book 4955, Page 25 and Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
Master Deed for Kingswood of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
Charter for Kingswood HOA of record in Book 6092, Page 579, Register's Office for Davidson County, Tennessee.
Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977, and Book 4260, Page 332, Register's Office for Davidson County, Tennessee.
Easement to Bellsouth of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2929 Selena Drive, G109, Nashville, TN 37211
(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.

Effective the 27 day of November, 2023.

Yekeuh Kevin Oulai by Damon Smith, his attorney in fact
Attorney in Fact

Nallya Ohila Carmelli Neme * by Damon Smith
Attorney in Fact By Damon Smith his attorney in fact

*Spouse of Grantor, joins in the execution of this instrument for the purpose of conveyng her marital interest, if any, in subject property.

State of Tennessee

County of Williamson

On this 27 day of November, 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Damon Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Yekeuh Kevin Oulai and Nallya Ohila Carmelli Neme, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf.

Notary Public:

My Commission Expires: 8/10/25

Donald R. Barrett, Jr.
Notary Public
State of Tennessee
Williamson County

RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Ste 220
Nashville, Tennessee 37215

202311280091808

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 27th day of November, 2023

Robert L. Scruggs, Affiant — Date 11-27-23

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 27th day of November 2023

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025