THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 1079052 DEEDWARR 12/06/2023 01:06:30 PM 3 pgs Fees: $18.00 Taxes: $1,332.00 20231206-0094353	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $360,000.00 AFFIANT Subscribed and sworn to before me, this 4th day of December, 2023 NOTARY PUBLIC My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clement Nzau & Marie Kamwanya 237 Grovedale Trace Antioch, TN 37013	New Owner	164-07-0A-042.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND NO CENTS ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of December, 2023, the undersigned, **Nicole Hatchett, a single woman**, hereinafter called the Grantor, has bargained, sold, and by these presents does hereby transfer and warrant to **Clement Nzau and Marie Kamwanya husband and wife** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **237 Grovedale Trace, Antioch, TN 37013** , and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 42 on the Final Plat, Section One, Harvest Grove (Formerly Tillman) of record in Instrument No. 20060726-0090037, as amended in Instrument 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicole Hatchett, a single woman, by deed dated 08/07/2015, and recorded 08/11/2015, from Antonio Reel, unmarried, of record in Instrument Number 20150811-0080009, Register's Office for Davidson County, Tennessee.

This is improved property known as **237 Grovedale Trace Antioch, TN 37013.**

Further, this conveyance is 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 and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This the 4th day of December, 2023.

Nicole Hatchett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicole Hatchett,** 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 for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of December, 2023.

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Holly A Mason, 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 12/4/23.

Affiant Signature

12/4/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

