Karen Johnson Davidson County
Batch# 1091408 DEEDWARR
01/22/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.03
20240122-0002998

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **271,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/11/2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4783

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Michael Tapia	NEW OWNER	**108-08-0C-010-00co**
1308 Quail Court East **Nashville, TN 37214**	1308 QUAIL COURT EAST NASHVILLE, TN 37214	

FOR AND 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, WE, **Emmanuel Munyampirwa, unmarried*** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Michael Tapia, a single man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 10, Lot No. 74 of Quail Valley, Section 2, Phase III, a horizontal property regime established by Master Deed of record in Book 5884, Page 534, the Plat of which is of record in Book 5200, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emmanuel Munyampirwa, a married man by Deed dated May 27, 2015 from Russell L. Maddox and Alicia N. Maddox, husband and wife, recorded May 28, 2015, in Instrument Number 20150528-0048893, in the Register's Office of Davidson County, Tennessee.

*Grantor's marital status was errornously reflected as married in the conveyance deed dated May 28, 2015 in Instrument No. 20150528-0048893. Emmanuel Munyampirwa is not married nor has he ever been married.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1308 Quail Court East, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **January, 2024**.

Emmanuel Munyampirwa

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson TC

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Emmanuel Munyampirwa**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **11th** day of **January, 2024**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
10-26-25

NOTARY PUBLIC

My Commission Expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 16, 2024**.

Date

Affiant Signature

January 12, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **January**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)