Karen Johnson Davidson County
Batch# 1091478 DEEDWARR
01/22/2024 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20240122-0003091

WARRANTY DEED

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

File No. EM-24-5911

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Matthew Mayes, James Matthew Mayes, and Teresa Cathey Mayes	New Owner	
(NAME)	(NAME)	
2636 Thornton Grove Boulevard		050-02-0C-103.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dominique Nansamba Senteza, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Matthew Mayes, a single person, James Matthew Mayes, and Teresa Cathey Mayes, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 103 on the Plan of Final Plat Thornton Grove PUD Phase 1B & 1C of record in Plat at Instrument No. 20200828-0097695, 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 Dominique Nansamba Senteza, an unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210826-0115376 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on August 26, 2021.

This is property more commonly known as 2636 Thornton Grove Boulevard, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 16th day of January, 2024.

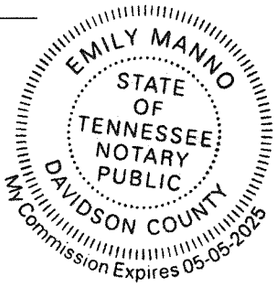
Dominique Nansamba Senteza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2024, before me personally appeared Dominique Nansamba Senteza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, A. Scott Hubbard, 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

A. Scott Hubbard

Affiant Signature

1-16-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of January, 2024.

Wesley Blow

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-25
COUNTY OF WILLIAMSON