Karen Johnson Davidson County
Batch # 1094187 DEEDWARR
01/25/2024 03:34:37 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20240125-0005271

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hikma E. Koko and Banjor E. Musa, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dremond Powell and Tamara Powell, husband and wife, as joint tenancy with full right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Villa #1382, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624- 0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210- 0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Hikma E. Koko and Banjor E. Musa, wife and husband by deed from Beazer Homes, LLC, a Delaware limited liability company, dated May 28, 2021 of record in Instrument No. 20210603-0074921, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 815 Sunset View Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Dremund Powell	United Wholesale Mortgage, LLC	086-13-0B-062.00
815 Sunset View Drive	585 South Boulevard E	
Hermitage, TN 37076	Pontiac, MI 48341	

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2024.

Hikma E. Koko

Hikma E. Koko

Banjor E. Musa

Banjor E. Musa

State of Michigan
County of Ingham

On this 23rd day of January, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Hikma E. Koko and Banjor E. Musa, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8/25/2026

TAMMY J GLENN
Notary Public - State of Michigan
County of Ingham
My Commission Expires Aug 25, 2026
Acting in the County of Ingham

State of ~~Tennessee~~ Michigan
County of ~~Davidson~~ Ingham

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Hikma E Koko Banjor E. Musa

Affiant

Sworn and subscribed before me on this the 24th day of January, 2024.

Notary Public

My Commission Expires: 8/25/2026

TAMMY J GLENN
Notary Public - State of Michigan
County of Ingham
My Commission Expires Aug 25, 2026
Acting in the County of Ingham