Karen Johnson Davidson County
Batch# 1095094 DEEDWARR
01/29/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20240129-0005650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of January 2024.

Notary Public

My commission expires: _____

(Notary Stamp)

CHRISTINE HUTCHISON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ismail Matayabo and Eca Mmasa, and Cezar Kashindi Mmasa	**New owner**	**174-11-0A-198.00-CO**
2532 Kanlow Dr		
Nashville, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Margaret B. Arnold, unmarried

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Ismail Matayabo and Eca Mmasa and Cezar Kashindi Mmasa

(hereinafter called the "Grantees"), their 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 Lot No. 219 on the Plan of Final Plat, Cane Ridge Farms, Phase Four of record in Plat at Instrument No. 20030721-0101773, 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 Margaret B. Arnold, unmarried by Warranty Deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20041203-0144241 Register's Office for Davidson County, Tennessee, dated November 22, 2004 and recorded on December 03, 2004.

This is **improved** property known as **2532 Kanlow Dr, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of January 2024.

Margaret B. Arnold

Margaret B. Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Margaret B. Arnold, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 18th day of January 2024.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/2026

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 23-00[illegible]525C

SP 11/2015

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/18/24 (date of document).

Affiant Signature

01/26/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 26th day of January, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL