Karen Johnson Davidson County
Batch# 1095695 DEEDWARR
01/30/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20240130-0006326

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

39-B
File #24-1008

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 **Spero Properties, LLC,a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pacifique Nshuti Mwabo and Christine Mwabo, husband and wife**, 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 Lot No. 92 on the Plat of Horton Heights, Section V, as of record in Plat Book 1835, page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Spero Properties, LLC, a Tennessee limited liability company by deed from SCA 33 Properties, LLC, a Tennessee limited liability company, dated March 26, 2019, of record in Instrument No. 20190328-0028092. 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: 6612 Wilhugh Place, Nashville, TN 37209.

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 #:**
Pacifique Nshuti Mwabo **6612 Wilhugh Place** **Nashville, TN 37209**	NEW OWNER	**102-08-0-064.00**

WITNESS THE EXECUTION HEREOF this 29th day of January, 2024.

Spero Properties, LLC, a Tennessee limited liability company

R. Michael Cain, Sole Member
By: R. Michael Cain, Sole Member

State of Tennessee
County of Davidson

On this 29th day of January, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, R. Michael Cain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Spero Properties, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Spero Properties, LLC, as Sole Member.

ANGELA X POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 860,000.00.**

B. Hunter
Affiant

Sworn and subscribed before me on this the 29th day of January, 2024.

Notary Public

My Commission Expires: 7/2/24

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Brenda Huntsman**, 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 1/29/24.

Date

Brenda Huntsman

Affiant Signature

1/29/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY