WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098328 DEEDWARR
02/06/2024 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240206-0008344

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$490,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

KRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Saidi Mmenenwa **Mwajuma Mwayaona**	**CMG Mortgage Inc dba CMG Home Loans**	**Map 173-04-0-A Parcel 142.00CO**
5140 W. Oak Highland Drive	**3160 Crow Canyon Road Ste 400**	
Nashville, TN 37013	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marcus Allen Lowe, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saidi Mmenenwa and Mwajuma Mwayaona, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 142, as shown on the Plan of Subdivision for Phase 1 of Oak Highlands, of record in Book 6900, Pages 432-435, 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 Marcus Allen Lowe, an unmarried man, by Warranty Deed dated May 22, 2019, from Sandy Thanh Doan and Andy Ho, married, of record in Instrument No. 20190531-0051704,Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 6900, Pages 432-435,said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Declaration of Covenants, Conditions and Restrictions for Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, Register's Office for Davidson County, Tennessee; 3) By-Laws of Oak Highlands Homeowners' Association, Inc., of record in Book 7367, Page 615, amended in Book 8765, Page 90, Register's Office for Davidson County, Tennessee; 4) Charter of Oak Highlands Homeowners' Association, Inc., of record in Book 7337, Page 529, amended in Book 8765, Page 100, Articles of merger of record in Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee; 5) A temporary Easement for Construction of Sanitary Sewers and/or Storm Drainage improvements of record in Instrument No. 20001002-0097139, said Register's Office; 6) Dedication of common areas to Oak Highlands Homeowners Association, Inc., of record in Book 7473, Page 697, said Register's Office; 7) Storm Water Detention Agreement of record in Book 7189, Page 379, said Register's Office; 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5140 W. Oak Highland Drive, Nashville, TN 37013**

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 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(s) this **5th** day of **February, 2024.**

Marcus Allen Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marcus Allen Lowe,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **February, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

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 02/05/24 (date of document).

Affiant Signature

02/05/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 5th day of February, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL