Karen Johnson Davidson County
Batch# 1105174 DEEDWARR
02/28/2024 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,639.10
20240228-0013499

File No: 2000881737
Grantor's Loan No. 800037593

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Henry L. Mahasi and **Celestine Wanjalla**, 3601 Applewood Ln., Antioch, TN 37013

Tax Parcel Number: 183-05-0A-052-00

GENERAL WARRANTY DEED

Kathy A. Helton, married who acquired title as unmarried, joined by her spouse **Barry Gordon,** ("Grantor"), whose mailing address is **PO Box 312, Nelensville, TN 37135**, for and in consideration of $443,000.00 (Four Hundred Forty Three Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Henry L. Mahasi** and **Celestine Wanjalla**, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **3601 Applewood Ln., Antioch, TN 37013**, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 451 ON THE PLAN OF OCTOBER WOODS, PHASE ONE, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 909 AND AMENDED IN BOOK 9700, PAGES 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 183-05-0A-052-00

Property commonly known as: 3601 Applewood Ln., Antioch, TN 37013

BEING THE SAME PROPERTY CONVEYED TO KATHY A. HELTON, UNMARRIED FROM DONALD W. ARTERBURN AND WIFE, NANCY K. ARTERBURN, DATED 08/08/2006, RECORDED 08/14/2006, DEED INSTRUMENT # 20060814-0099900, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 2/14, 2024:

Kathy A. Helton

Barry Gordon

STATE OF Kentucky
COUNTY OF Trigg

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kathy A. Helton** and **Barry Gordon**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of Feb, 2024.

Brenna K Knight
Notary Public

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

STATE OF Kentucky
COUNTY OF Trigg

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $443,000.00 which amount is equal to or greater than the amount which the property transferred would commsnd at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 14 day of Feb, 2024.

Brenna K Knight
Notary Public

My Commission Expires: 2/21/25

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

SEAL

Tennessee Certification of Electronic Document

I, Amy Cox, 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 02/14/2024 (date of document).

Affiant Signature

02/20/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of FEBRUARY, 2024.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282