This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2834-TC

Karen Johnson Davidson County
Batch# 1118810 DEEDWARR
04/03/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240403-0023653

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2024.

Notary Public
My Commission Expires: _____

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

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Manyanga Kisikile, Salima Ibrahimu, and Christian Ebochwa<br>5525 Dory Drive<br>Antioch, TN 37013 | Pinnacle Bank<br>150 3rd Av. S, Ste 1000<br>Nashville, TN 37201 | 151 09 0B 212.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristy L. Pomeroy and husband, Martin S. Pomeroy**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Manyanga Kisikile and Salima Ibrahimu, husband and wife and Christian Ebochwa, an unmarried man**, 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 193 on the plan of Phase 4, Lakeside Cove at Percy Priest, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kristy L. Pomeroy and husband, Martin S. Pomeroy, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20071217-0144356, in the Register's Office of Davidson County, Tennessee, dated December 12, 2007, and recorded on December 17, 2007.

This is improved property located at: **5525 Dory Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with 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. Whenever 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,** Grantor has executed this instrument on this 1st day of April, 2024

.

GRANTOR:

Kristy L. Pomeroy

Martin S. Pomeroy

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristy L. Pomeroy and Martin S. Pomeroy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026



202404030023653

**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 04/01/24 (date of document).

Affiant Signature

04/01/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 1st day of April, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL