Karen Johnson Davidson County
Batch# 1123249 DEEDWARR
04/16/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240416-0026983

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

(Affiant)

Sworn to and subscribed before me this 11th day of April, 2024.

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Msharangwa Toyota
929 Blue Mountain Ln
Antioch TN 37013

Send Tax Bills To:
New Owner
Same

Map & Parcel No: 135-14-0A-171.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Bawi Tial and Khin Ding, husband and wife, and Semon Thang, a single man, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Msharangwa Toyota and Kashindi Lumumba, Wife and Husband, Nyota Lumumba, an unmarried woman, as tenants in common with rights of survivorship, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 3900, Page 524, and corrected by scriveners affidavit to Plat Book 6900, Page 524, of record in Instrument No. 20170623-0063276, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for full description thereof.

Being the same property conveyed to Bawi Tial, a married man, and Semon Thang, an unmarried man by Warranty Deed from Sean Truskowski and Megan Truskowski, husband and wife of record in Instrument No. 20170707-0068613 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 07, 2017 and Scrivener's Affidavit recorded on June 23, 2017, record in Instrument No. 20170623-0063276. Khin Ding joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Bawi Tial.

This is __X___ improved _____ unimproved property also known as 929 Blue Mountain Lane, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of April, 2024.

_____(SEAL)
Bawi Tial

_____**(SEAL)**
Khin Ding

_____(SEAL)
Semon Thang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of April, 2024, before me personally appeared **Bawi Tial and Khin Ding, husband and wife, and Semon Thang, a single man**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of April, 2024.

_____
Notary Public:
My commission expires: 02-20-28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2024-668

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **04/11/24** (date of document).

Affiant Signature

04/15/24
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **15** day of **April**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

