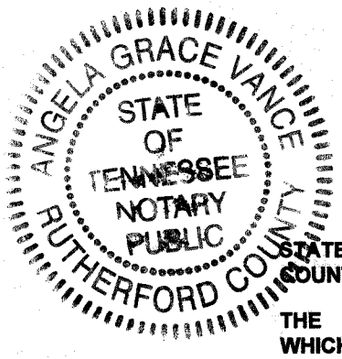
Karen Johnson Davidson County
Batch# 1126122 DEEDWARR
04/23/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240423-0029210



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-7-24

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07429

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rene N. Nikuna and Claudine Mayala Luyeye 604 Rockview Court Antioch, TN 37013	Rene N. Nikuna and Claudine Mayala Luyeye	176-05-0-034-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tony Nnamani, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rene N. Nikuna and Claudine Mayala Luyeye, Husband and Wife** hereinafter called the Grantees, their successors 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 14, a shown on the map entitled Hickory Woods, Section A, of record in Plat Book 6900, pages(s) 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

PARCEL ID: 176-05-0-034-00

Being the same property conveyed to Tony Nnamani, unmarried person by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae of record as Instrument No. 20050309-0025981 in the Register's Office for Davidson County, Tennessee, dated February 23, 2005 and recorded on March 9, 2005.

The said Tony Nnamani having since married Blessing Nwoke and the said Blessing Nwoke joins in this conveyance for the purpose of conveying any interest that she may have in the above referenced property marital or otherwise.

Being also known as 604 Rockview Ct, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 604 Rockview Court, Antioch, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of April, 2024

Tony Nnamani

Blessing Nwoke

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tony Nnamani and Blessing Nwoke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~seal~~ at Smyrna, Tennessee, this 19th day of April, 2024

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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 4/19/24.

Date

Affiant Signature

4/19/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY