Karen Johnson Davidson County
Batch# 1130525 DEEDWARR
05/03/2024 07:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20240503-0032426

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 12-19-26
(AFFIX SEAL)

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chinedu Joseph Nwosu and Karen Ifeoma Ochie	United Whosale Mortgage, LLC	050020E11800CO
(NAME)	(NAME)	
1099 Cone Blvd	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OJIEABULU OMOZEJELE AND DEBORAH JUBREEL, BOTH UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHINEDU JOSEPH NWOSU AND KAREN IFEOMA OCHIE,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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 118, on the Final Plat of Thornton Grove, PUD, Phase 2A, as shown by plat

appearing of record in Instrument No. 20210908-0120324, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Ojieabulu Omozejele and Deborah Jubreel, husband and wife, by Special Warranty Deed from NVR, Inc. T/A Ryan Homes, dated June 18, 2021, appearing of record in Instrument No. 20220506-0052311, of the Register's Office of Davidson County, Tennessee.

For information only: Property address is shown as 1099 Cone Blvd. Nashville, Tn 37207

unimproved ☐
This is improved ☒ property, known as 1099 Cone Blvd, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 1 day of May, 2024

Ojieabulu Omozejele

Deborah Jubreel

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 1 day of May, 20 24, before me personally appeared Ojieabulu Omozejele and Deborah Jubreel, 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 (or person's) free act and deed.

Notary Public

Printed Name: BREANNA LAUX

Serial Number, if any:

My Commission Expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 5-1-24 (date of document).

Affiant Signature

5-2-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202405030032426