This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3560-SL

Karen Johnson Davidson County
Batch# 1151091 DEEDWARR
06/26/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240626-0047888

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abedi Byadunia, Jacqueline Amisi, and Emerance Abedi 744 Dover Glen Drive Nashville, TN 37013	All Western Mortgage, Inc. 8345 West Sunset Road #380 Las Vegas, NV 89113	149-07-0A-103.00-CO

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ernest Lomjwok Nyawello* f/k/a Ernis M. Tawilo and Traza Tabu Garang, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abedi Byadunia and Jacqueline Amisi, husband and wife and Emerance Abedi, an unmarried woman** hereinafter called the Grantee(s), his/her/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 No. 103 on the Plan of Chelsea Village, Section 1, a Planned Unit Development, of record in Plat Book 7900, Page (s) 119 through 121, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate legal description thereof.

Being the same property conveyed to Ernis M. Tawilo and Traza Tabu Garang, husband and wife by Warranty Deed from David L. Dhaenens and wife, Judith M. Dhaenens of record in Instrument No. 20050805-0092668 Register's Office for Davidson County, Tennessee, dated July 01, 2005 and recorded on August 05, 2005.

Ernest Lomjwok Nyawello, by executing this instrument of conveyance, attests and affirms that he is one and the same person as Ernis M. Tawilo.

This is improved property located at: **744 Dover Glen 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 21st day of June, 2024.

GRANTOR:

Ernest Lomjwok Nyawello

Traza Tabu Garang

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest Lomjwok Nyawello and Traza Tabu Garang, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2024.

Notary Public
My Commission Expires: 4-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/21/24 (date of document).

Emma Howard
Affiant Signature

6/21/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of June, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL