WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

Karen Johnson
Batch # 1173171
08/22/2024 10:23:37 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240822-0064536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-6-26

File #24-TC-3701-PKS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne Kanyange and Julius Kamuzinzi	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	
3701 Waterford Way	**585 South Boulevard E**	**151-01-0A-001-00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pontiac, Michigan, 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAMIKA M. COHEN, AN UNMARRIED WOMAN, AND JAMEEL F. COHEN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEANNE KANYANGE, A SINGLE WOMAN AND JULIUS KAMUZINZI, A MARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 1, CHATHAM POINTE, according to plat and survey of same appearing of record in Plat Book 6900, Pages 444-447, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Samika M. Cohen and Jameel F. Cohen, wife and husband, by Warranty Deed from Curtis Steel Company, LLC, of record in Instrument No. 20141105-0102032, in the Register's Office of Davidson County, Tennessee, dated October 31, 2014 and recorded on November 05, 2014. Samika M. Cohen and Jameel F. Cohen have since divorced, see Final Decree filed in Docket N. 2024-D-94, in the Fourth Circuit Court, Davidson County, Tennessee. Samika M. Cohen is nka Samika M. Moore and Samika Monike Moore.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATHAM POINTE, as recorded in Plat Book 6900, Page(s) 444-447.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7358, Page 656, as being amended in Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381 and Notice of Covenants Violation recorded in Instrument No. 20020719-0087288.
* Deed of Conveyance to the Metropolitan Government of Nashville & Davidson County, Department of Water and Sewerage Services, to serve Chatham Pointe of recorded in Book 7748, Page 440, Book 7748, Page 444 and Book 7748, Page 493.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3701 Waterford Way, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st day of August, 2024.

Samika M. Cohen

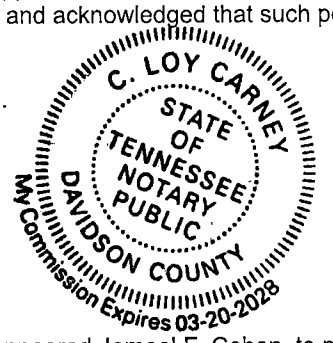
Jameel F. Cohen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2024, before me personally appeared Samika M. Cohen, 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 21st day of August, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 21st day of August, 2024, before me personally appeared Jameel F. Cohen, 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 21st day of August, 2024.

Notary Signature
My commission expires:

