WARRANTY DEED

File No. CTO-2024-669

Karen Johnson Davidson County
Batch# 1188402 DEEDWARR
10/01/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20241001-0076057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH day of September, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abuk Aloak, Makuey Diangbar, and Jenna Yel	Castle & Cooke Mortgage, LLC	
261 Took Drive	13751 S Wadsworth Park Dr, Ste 101	163-02-0B-104.00
Nashville, TN 37013	Draper, UT 84020	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **SHIRLEY R. THOMPSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **Makuey Diangbar and Abuk Aloak, husband and wife, and Jenna Yel, a single man, all as joint tenants with right of survivorship** , hereinafter called the Grantees, their heirs and assigns, forever, that 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. 54, as shown on the Map entitled Phase Two, Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D. of record in Plat at Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley R. Thompson, an unmarried woman by Warranty Deed from Samuel Riyad of record in Instrument No. 20150721-0071044 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 21, 2015.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is unimproved___ improved____ property and believed to be known as: 261 Took Drive, Nashville, TN 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

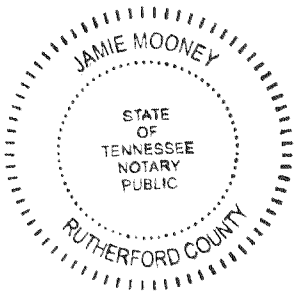
Witness our hands this 16 day of September, 2024.

Shirley R. Thompson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Shirley R. Thompson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this September 16, 2024.



Notary Public
My Commission Expires: 11/22/2025

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/16/24 (date of document).

Affiant Signature

09/27/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 27th day of September, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL