Karen Johnson Davidson County
Batch# 1197870 DEEDWARR
10/25/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20241025-0083040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anathalie Gasirimu, Ingabire Nzamukosha, and Jean Claude Niyitanga, as joint tenants with right of survivorship	GMC Mortgage, Inc. dba CMG Home Loans	
	(NAME)	
1905 Nancy Beth Lane	3160 Crow Canyon Rd, Ste 400	034-07-0A-148.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shawn J. Matteson, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anathalie Gasirimu, Ingabire Nzamukosha, and Jean Claude Niyitanga, as joint tenants with right of survivorship , hereinafter called the Grantees, their heirs and assigns, 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. 2 on the Plan of Final Subdivision Plat of Harbor Village, Phase III of record in Plat at Instrument No. 20050331-0034862, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn J. Matteson, a single man by Warranty deed from Moeseval Moralde and wife, Cora M. Moralde of record in Instrument No. 20171120-0118854 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 20, 2017.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1905 Nancy Beth Lane, Madison, TN 37115
(House Number) (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 my/our hand(s) this 23rd day of October, 2024.

WARRANTY DEED
(Continued)

Shawn J. Matteson

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ los angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn J. Matteson, a single man, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2024.

Notary Public

My Commission Expires: Dec 6th, 2024

(SEAL)

SHOBANADEVI KANNAN
COMM. # 2339386
VENTURA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
DECEMBER 06, 2024

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 10/23/24 (date of document).

Affiant Signature

10/24/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 24th day of October, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL