Karen Johnson Davidson County
Batch# 1198893 DEEDWARR
10/30/2024 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $776.63
20241030-0083807

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Richard Kwizera 4958 Edmondson Pike Unit E24 Nashville, TN 37211	Richard Kwizera 4958 Edmondson Pike Unit E24 Nashville, TN 37211

Order Number: 101-10644796

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Amani Flood, an unmarried woman,** for Two Hundred Nine Thousand Nine Hundred Dollars and 00/100 ($209,900.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Richard Kwizera, a single man,** whose address is 4958 Edmondson Pike, Unit E24, Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit E-24 on the Plan of Woodlea Place Townhouses of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 147 07 0B 024.00
Street address of property: 4958 Edmondson Pike, Unit E24, Nashville, TN 37211

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20210305-0029487 in the Register's Office, Davidson County, Tennessee.

Signed this _____ day of OCT 2 8 2024, 20__.

Signature of Grantor(s):

Amani Flood

BRITISH OVERSEAS TERRITORY OF BERMUDA
DEVONSHIRE PARISH
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of OCT 2 8 2024, 20__, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Amani Flood known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

JENNIFER L. GAROFALINI
CONSUL
Notary ~~Public~~

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 147 07 0B 024.00
Street address of property: 4958 Edmondson Pike, Unit E24, Nashville, TN 37211

Oath of Consideration

I or we, Shayne Adair, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $209,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29 day of October, 2024

Signatures of Affiant(s):

Sworn and subscribed before me this 29 day of Oct., 2024

Notary Public 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/28/24.

Affiant Signature

10/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY