Karen Johnson Davidson County
Batch# 1199540 DEEDWARR
10/31/2024 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241031-0084426

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#G83-206

ADDRESS NEW OWNER:
Richard Uwimana
1409 Chesterbrook Ct.
Antioch, TN 37013

MORTGAGEE:
New Owners

SEND TAX BILL TO:
New owners
1409 Chesterbrook ct.
Antioch, TN 37013
Parcel ID:
151-10-0A-281-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Terry Mann and Sandra Louise Mann, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Richard Uwimana and Bellyse Iradukunda, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Phase 3, Villages of Long Hunter P.U.D. of record in Instrument No. 20030707-0093205, 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 Michael Terry Mann and Sandra Louise Mann, husband and wife by Deed dated September 4, 2020 from Angela Hardy, unmarried, recorded September 18, 2020, in Instrument Number 20200918-0107176, in the Official Records of Davidson County, Tennessee.

This is Improved property known as 1409 Chesterbrook Court, Antioch, TN 37013. Possession is to be given on October 25, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 25th day of October, 2024.

Michael Terry Mann
Michael Terry Mann

Sandra Louise Mann
Sandra Louise Mann

STATE OF Texas
COUNTY OF Bell

Personally appeared before me via audio/visual communication, the undersigned Notary Public in and for said County and State, **Michael Terry Mann and Sandra Louise Mann, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2024.

Hugh Cross
NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires: 09/10/2028

Hugh Cross
Electronic Notary Public
State of Texas
Commission #: 132669566
Commission Expires: 09/10/2028

* * * * * *

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2024.

NOTARY PUBLIC

My Commission Expires:
9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Kaye Clark, 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 this 25 day of October, 2024.

Affiant Signature

10-25-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028