Karen Johnson Davidson County
Batch# 1212065 DEEDWARR
12/03/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20241203-0093919

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4695-SL

STATE OF TENNESSEE
COUNTY OF Davidson

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2024.

Notary Public
My Commission Expires: 06.24.25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Titus Umenyi and Ngozi Umenyi 4120 Chambord Drive Antioch, TN 37013	Pinnacle Bank 150 3rd Ave S Ste 1000 Nashville, TN 37201	182-02-0C-024.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bukola Oaihimire and Kenneth Oaihimire, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Titus Umenyi and Ngozi Umenyi, husband and wife** (individually and collectively, "Grantee"), a 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. 24 on the Plan of Final Plat of Evergreen Hills, Phase I of record in Plat at Instrument No. 20210427-0056348, 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 Bukola Oaihimire and Kenneth Oaihimire, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220516-0055803 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022.

This is improved property located at: **4120 Chambord Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2024.

GRANTOR:

Kenneth Oaihimire

Bukola Oaihimire

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Oaihimire and Bukola Oaihimire, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of November, 2024.



Notary Public
My Commission expires: 9-21-26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 27, 2024.

J. Carlton Drumwright

November 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY