This instrument was prepared by:
Foreman Watson Land Title, LLC
604 Three Springs Road
Bowling Green, KY 42104
BG-24-2147T

Karen Johnson Davidson County
Batch# 1217145 DEEDWARR
12/17/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20241217-0097775

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $227,500.00.



Sworn to and subscribed before me this 12th day of December, 2024.

Affiant

Notary Public
My Commission Expires 3/20/28

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Ifunanya U. Onujiogu 2843 Lake Forest Drive Nashville, TN 37217	NEW OWNER	136-10-0A-036.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Monica Sambonn and Leang Kim Lim, a married couple,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ifunanya U. Onujiogu, a single person,** hereinafter called the Grantee, their heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Land in Davidson County, Tennessee, being Lot No. 14, Unit No. 14-A, as shown on Condominium Site Plan, Lots 11-14 and 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, page 161, amended in Book 5800, page 263, Register's Office for Davidson County, Tennessee, and as amended in Book 5931, Page 645, Book 6021, Page 101, Book 6123, Page 175, Book 6123, Page 176, Book 6124, Page 956, Book 6199, Page 270 and Instrument 20090602-0050792, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Sambonn and Leang Kim Lim, husband and wife by Warranty Deed from Mohammed Benti Sirag and Leyla Hassen Mohammed, husband and wife of record in Instrument No. 20210910-0121548 Register's Office for Davidson County, Tennessee, dated September 8, 2021 and recorded on September 10, 2021.

This is improved property known as **2843 Lake Forest Drive, Nashville, TN 37217.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27 day of November 2024.

Monica Sambonn

Leang Kim Lim

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Monica Sambonn and Leang Kim Lim**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that 2436he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of November 2024.

Notary Public
My commission expires: _____

KATIE LEE RICE
Notary Public, ID KYNP76993
State at Large, Kentucky
My Commission Expires on Aug. 4, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/27/24 (date of document)

Regina Sullo

Affiant Signature

December 16, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of December, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202412170097775