Karen Johnson Davidson County
Batch# 1220115 DEEDWARR
12/26/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241226-0099961

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $405,000.00-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 11th day of December, 2024

Notary Public
My Commission Expires: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Tokunbo Ogunleye and Oladimeji Ogunleye 7452 Brady Lane, Antioch, TN 37013	NEW OWNER	176-06-0A-371-00

KNOW ALL MEN BY THESE PRESENTS that **Elizabeth Bose Williams and Wagner Gloria Folashade David**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Tokunbo Ogunleye and Oladimeji Ogunleye**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 371 Final Subdivision Plat, Heritage Landing - Phase 4 according to the map or plat thereof, recorded January 10, 2023 in Plat Reception No. 202301100001966, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Bose Williams, a single woman and Gloria Folashade David Wagner, a married woman by Quit Claim Deed from Elizabeth Bose Williams, a married woman and Gloria Folashade David Wagner, a married woman, as to the first part; and Fidelis Obuzor, as Trustee, as to the second part of record as Instrument No. 202405080033909 in the Register's Office for Davidson County, Tennessee, dated April 24, 2024 and recorded on May 8, 2024.

Being the same property conveyed to Elizabeth Bose Williams, a married woman and Gloria Folashade David Wagner, a married woman, as joint tenants with rights of survivorship by Special Warranty Deed

from D.R. Horton, Inc. dated December 15, 2023 and recorded on December 18, 2023 of recorded in Instrument Number 202312180097119, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to D.R. Horton, Inc., a Delaware corporation by Quitclaim Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company dated December 09, 2021 and recorded on December 13, 2021 of recorded in Instrument Number 202112130164568 in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 7452 Brady Lane, Antioch, TN 37013

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2024

Elizabeth Bose Williams

Wagner Gloria Folashade David

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2024, before me personally appeared Elizabeth Bose Williams and Wagner Gloria Folashade David, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2024.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 12/11/2024 (date of document).

Affiant Signature

12/11/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of December, 2024.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY