Karen Johnson Davidson County
Batch# 1224946 DEEDWARR
01/09/2025 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20250109-0002031

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-6094

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

STATE OF TN
COUNTY OF Washington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00

Jesse Adams-Ghee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January, 2025

Notary Public

Commission Expires: 02/28/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chinasaa N Iwuoha 4574 Rockland Trl Antioch, TN 37013	New Owners	175-04-0B-030.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jesse Adams-Ghee, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chinasaa N Iwuoha, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 30 on the Plan of Final Plat of Oliveri, Phase 3, SP Subdivision, as shown on plat of record in Instrument No. 20220510-0053138, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Oliveri, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221019-0114186 Register's Office for Davidson County, Tennessee, dated October 18, 2022 and recorded on October 19, 2022.

Being the same property conveyed to Vivian Taylor, unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230620-0046732 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and

recorded on June 20, 2023.

Being the same property conveyed to Jesse Adams-Ghee, an unmarried man by Warranty Deed from Vivian Taylor, unmarried woman of record in Instrument No. 20240826-0065108 Register's Office for Davidson County, Tennessee, dated August 21, 2024 and recorded on August 26, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4574 Rockland Trl, Antioch, TN 37013

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

Dated this the 6th day of January, 2025.

Jesse Adams-Ghee

Jesse Adams-Ghee

STATE OF TN
COUNTY OF Washington

On this 6th day of January, 2025, before me personally appeared Jesse Adams-Ghee, 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 6th day of January, 2025.

Notary Signature
My commission expires:
02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Certificate of Authenticity

I, Holly A. Mason, 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 January 6, 2025.

Affiant Signature

1/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of January, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

