Karen Johnson Davidson County
Batch# 1268653 DEEDWARR
05/05/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20250505-0034770

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ezechukwu Obidike Odibo, Imelda Ngozi Odibo, & Michael C. Odibo	**Atlantic Bay Mortgage Group, LLC**	097020A23900CO
(NAME)	(NAME)	
1345 Riverbrook Drive	**600 Lynnhaven Pkwy, Ste 205**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Misty Sperry Chambers and Gary Maurice Chambers, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ezechukwu Obidike Odibo, unmarried and Imelda Ngozi Odibo and spouse, Michael C. Odibo**, hereinafter called the GRANTEE(S), 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. 293, as shown on the map entitled Final Plat, Villages of Riverwood, Section One, Phase 3B, Revision One, of record as Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MISTY SPERRY CHAMBERS AND GARY MAURICE CHAMBERS, WIFE AND HUSBAND, by deed from LISA HAYGOOD, AN UNMARRIED WOMAN, of record as Instrument No. 20231004-0078200, dated October 3, 2023, said Register's Office.

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 record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1345 Riverbrook Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Effective the 28th day of April, 2025.

Misty Sperry Chambers

Misty Sperry Chambers

Gary Maurice Chambers

Gary Maurice Chambers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of April, 20 25, before me personally appeared Misty Sperry Chambers and Gary Maurice Chambers, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202505050034770

Certificate of Authenticity

I, Spencer Gross, 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 April 28th, 2025.

Date

Affiant Signature

April 28th, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025