Karen Johnson Davidson County
Batch# 1272977 DEEDWARR
05/14/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250514-0037941

THIS INSTRUMENT PREPARED BY: Red Shoe Title, Inc. 625 S. Church St., Suite B Murfreesboro, TN 37130 Ph.: 615-796-5478 Fax: 615-821-0717	STATE OF TENNESSEE) COUNTY OF RUTHERFORD) ss The actual consideration for this transfer is $ 389,900.00 Affiant Subscribed and sworn to before me on this 9th day of May 2025. Notary Public My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Deroy Chijike Nwaokike 1980 Wild Oaks Ct Antioch, TN 37013	Pinnacle Bank 21 Platform Way S, Ste 2300 Nashville, TN 37203	163-07-A 74.00 CO

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Erano Pantaleon, Sr and Mary Jennie Pantaleon, husband and wife** (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Deroy C. Nwaokike, an unmarried man** (hereinafter "Grantee") their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Erano Pantaleon, Sr., a married man by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, dated July 19, 2018 and recorded July 25, 2018, of record as Instrument No. 20180725-0072376, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Erano Pantaleon Sr. and Mary Jennie Pantaleon, husband and wife, by Quitclaim Deed from Erano Pantaleon, Sr., dated July 28, 2021 and recorded July 28, 2021, of record as Instrument No. 20210728-0101316, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 1980 Wild Oaks Ct, Antioch, TN 37013.

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

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

WITNESS our hands this the 9th day of May, 2025.

Erano Pantaleon, Sr.

Mary Jennie Pantaleon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erano Pantaleon, Sr., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 8/21/27

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jennie Pantaleon, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 8/21/27

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 May 9, 2025.

J. Carlton Drumwright

May 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 9, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY