Karen Johnson
Batch # 1281792
06/05/2025 02 46 23 PM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250605-0044393

BRANYAN CITY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2029 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of June, 2025

NOTARY PUBLIC

My commission expires 03-16-2029

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 25-15864

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Totoy Francine Furaha (NAME)	United Community Bank (NAME)	108-03-0-213 00
1215 Cabana Circle (ADDRESS)	P.O. Box 670 (ADDRESS)	
Nashville, TN 37214	Blairsville, GA 30514	

Warranty Deed

For and in Consideration of the sum of $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, I/we **Staci L. Bell and Anthony Bell, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Totoy Francine Furaha, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 82B, as shown on the map entitled Zone Lot Division Lot 82, Resub Lot 82 and 83, Patio Villa Section 4, of record in Book 6250, page 902, an amendment to Book 6050, page 242, 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 STACI L BELL AND ANTHONY BELL, by deed from NATIONWIDE TRUSTEE SERVICES, INC AS SUBSTITUTE TRUSTEE, of record as Instrument No 20090219-0014439, dated February 5, 2009, said Register's Office

This property is __unimproved _X_improved property known as 1215 Cabana Circle, Nashville, TN 37214

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 3rd day of June, 2025

Staci L. Bell
Staci L Bell

Anthony Bell
Anthony Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci L Bell and Anthony Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of June, 2025

Taylor Johnson
Notary Public
My Commission Expires 5/14/2029

