Karen Johnson
Batch # 1292655
07/02/2025 10 36 36 AM
Fees $13 00 Taxes $1,235 43

Davidson County
DEEDWARR
2 pgs

20250702-0052210

WARRANTY DEED

File No.. 2025-0252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,900.00

Affiant

Subscribed and sworn to before me on June 30, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-28-27

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Simplicius Okoro 1772 Londonview Antioch, TN 37013	← Same	151-10-0A-173.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DR. MARY FRANCES VARALLO, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SIMPLICIUS OKORO, A MARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows.

Land in Davidson County, Tennessee, being Lot No. 142, as shown on the map entitled Villages of Long Hunter P.U D., Phase Two, of record in Plat Book 20020515-0059732, 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 DR. MARY FRANCES VARALLO, UNMARRIED, by Warranty Deed from HARRY JONES, UNMARRIED, of record in Instrument No. 20150818-0082974, dated August 14, 2015, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor.

The conveyance of the above-described parcel of land is subject to the following.

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1772 Londonview Place, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS my hand on June 30, 2025.

Grantor:

Dr. Mary Frances Varallo

Dr. Mary Frances Varallo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dr. Mary Frances Varallo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2025.

Notary Public

My Commission expires:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028