Karen Johnson Davidson County
Batch# 1321858 DEEDWARR
09/15/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250915-0073468

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0925-055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fidele Hakizimana and Gentille Uwera	CMG Mortgage, Inc. dba CMG Home Loans	182-12-0A-124.00
(NAME)	(NAME)	
7225 Wild Apple Court	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LORI B KELLER, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENTILLE UWERA, AN UNMARRIED WOMAN AND FIDELE HAKIZIMANA, AN UNMARRIED MAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, 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. 229, Section Five, Apple Valley Subdivision, R-10 Residential Planned Unit Development of record in Instrument No. 20060315-0029579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Michael Sullivan Builders, G.P., a Tennessee General Partnership to Lori B. Keller and Allen D. Keller, wife and husband, recorded May 31, 2007, as

Instrument No. 20070531-0064779 in Davidson County, Tennessee Register of Deeds. Allen D. Keller having since died on 11/19/2024, leaving said property to survivng spouse, Lori B. Keller.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Apple Valley of record in Instrument No. 20020724-0088783, and made applicable in Instrument No. 20060317-0030920; Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 7225 Wild Apple Court, Antioch, TN 37013
(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.

Witness our hands this 12 day of September, 2025.

Lori B. Keller
Lori B Keller

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

On this 12 day of September, 2025, before me personally appeared Lori B Keller, 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.

Shannon O'Neill
Notary Public

My Commission Expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9/12/2025 (**date of document**).

Affiant Signature

9/12/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 12th day of September, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029