This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $235,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2025.

Notary Public
My commission expires: 9-6-26

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1350144 DEEDWARR
11/24/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20251124-0093692

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nyemba Muluila Ngangu Zola 491 Hickory Glade Dr. Antioch, TN 37013	Texana Bank N.A. 2801 Richmond Rd PMB #28 Texarkana, TX 75503	162-01-0C 093.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BETTY F. HUFFINE, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NYEMBA MULUILA AND NGANGU ZOLA, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 93, Revision of Units 89 thru 99 on the plan of Hickory Glade, Phase 2, of record in Book 6900, Page 803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Betty F. Huffine, single, by deed dated 05/31/2019, from Daviel A. Spies, unmarried, of record in Instrument No. 20190605-0053836, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 491 Hickory Glade Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NM
NZ

Witness my hand this the 20th day of November, 2025.

Betty F. Huffine

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty F. Huffine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11-20-25 (date of document).

Affiant Signature

11-21-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of Nov., 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

