Karen Johnson Davidson County
Batch# 1409119 DEEDWARR
04/21/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260421-0032808

# NTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12-29-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co,
120 Anderson Lane, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Eliza Lusambo and Majaliwa Kapinga | | 150-10-0-204.00 |
| (NAME) | (NAME) | |
| 3625 Lake Towne Drive | SAME AS OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20260463 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jesse Triplett, a single man, and R. Jean Triplett, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Eliza Lusambo and Majaliwa Kapinga, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 32 on the Plan of Section 3, Jamestown Estates, of record in Book 6900, page 866, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jesse Triplett, a single man, and R. Jean Triplett, a married woman, by Warranty Deed from Visay Tou Chounlamountry and wife, Khamphong Choumlamountry, dated 03/11/2015 and filed of record in Inst. No. 20150317-0022848, Register's Office for Davidson County, Tennessee.

Khamphong Choumlamountry and Khamphong Chounlamountry being one and the same person.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 7861, page 420 and amended in Book 8149, page 337, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is Improved ☒ property, known as 3625 Lake Towne Drive, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2026

Jesse Triplett
Jesse Triplett

R. Jean Triplett by Jesse Triplett, Attorney-in-fact
R. Jean Triplett
by Jesse Triplett, Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Knox )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse Triplett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notarized remotely using audio-video communication technology via Proof.

Witness my hand, at office, this 14th of April, 2026.

Notary Public
My Commission Expires: 08/28/2029




Online Notary Public
My Commission Expires
August 28, 2029

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Knox )

Before me personally appeared Jesse Triplett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R. Jean Triplett, and who acknowledged that he executed the same as the free act and deed of R. Jean Triplett.

Notarized remotely using audio-video communication technology via Proof.

Witness my hand, at office, this 14th of April, 2026.

Notary Public
My Commission Expires: 08/28/2029




Online Notary Public
My Commission Expires
August 28, 2029

# 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 __**04/17/2026**_____ (**date of document**).

_____
**Affiant Signature**

_____**04/17/2026**_____
_ **Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this
**17th** day of
**April, 2026**

_____
**Notary's Signature**
**My Commission Expires:**_____

