Karen Johnson Davidson County
Batch# 1427661 DEEDWARR
06/03/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260603-0050171

Name and Address of New Owner:
Ugochukwu Amadi
1000 Heights Blvd
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4652

Map & Parcel No: 151-10-0A-099.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **C.K.A. Rentals, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ugochukwu Amadi, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 305, Villages of Long Hunter, Phase One, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Comfort Amadi, a married woman, by Warranty Deed from Ana Noemy Villamizar, a married woman, of record in Instrument No. 20070206-0015693 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 6, 2007.

Being the same property conveyed to C.K.A. Properties, LLC., a Tennessee Limited Liability Company, by Quitclaim Deed from Comfort K. Amadi, and husband, Ambrose C. Amadi of record in Instrument No. 20070531-0064584 Register's Office for Davidson County, Tennessee, dated May 22, 2007 and recorded on May 31, 2007.

Being a portion of the same property conveyed to Ambrose C. Amadi, and wife, Comfort K. Amadi, as tenants by the entirety, by Quitclaim Deed from C.K.A. Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160516-0048900 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

Being a portion of the same property conveyed to C.K.A. Rentals, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ambrose C. Amadi, and wife, Comfort K. Amadi, of record in Instrument No. 20180830-0086058, Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 30, 2018.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **7424 East Winchester, Antioch, Tennessee 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2026.

C.K.A. Rentals, LLC, a Tennessee Limited Liability Company

By: _____
Comfort Amadi, Member

By: _____
Ambrose Amadi, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Comfort Amadi, Member and Ambrose Amadi, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of C.K.A. Rentals, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 2nd day of June, 2026.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2026.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

202606030050171

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6.2.26.

Affiant Signature

6.2.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of June, 2026.

Notary Signature

My Commission Expires: 4.5.28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON