Karen Johnson Davidson County
Batch# 1428306 DEEDWARR
06/05/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260605-0050998

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June, 2026.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1/4/2027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Giscard Mangapi and Samantha Salumu		150-14-0A-038-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mi Harper, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Giscard Mangapi and Samantha Salumu, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Calumet, Phase Two, of record in Plat Book 7900 Page 367, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mi Harper, a single woman, by deed from Trey Andrew Butler, unmarried, of record in Instrument No. 20161025-0112546, Register's Office for Davidson County, Tennessee, and dated October 21, 2016.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Calumet of record in Plat Book 7900 Page 367 Register's Office for Davidson County, Tennessee.

2. Charter of Calumet Homeowners Association of record in Book 7572 Page 594 and amended in Book 7682 Page 564 Register's Office for Davidson County, Tennessee.

This property is improved property known as 304 Preakness Drive, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of June, 2026.

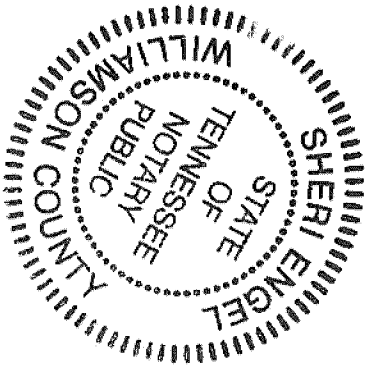
Mi Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2026, before me personally appeared Mi Harper, 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Signature
My commission expires: 11-21-2027



Certificate of Authenticity

I, Christian Reynolds, 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 **June 3, 2026**.

Date

Affiant Signature

June 3, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)