Bill Garrett Davidson County
Batch# 118007 DEEDWARR
07/18/2018 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180718-0070005

THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
CONNIE A. FRENSLEY
112 Newport Dr
Old Hickory, TN 37138

Mail Tax Statements to:
CONNIE A. FRENSLEY
112 Newport Dr
Old Hickory, TN 37138

Warranty Deed

File No: 214869

THIS INDENTURE, made and entered into this 16 day of July, 2018 by and between Connie A. Frensley and Siddique A. Niazi who acquired title as wife and husband but whom are now divorced pursuant to the Final Decree of Divorce Docket# 17D-118 FILED APRIL 11, 2017, party of the first part, Connie A. Frensley, an unmarried woman and party of the second part,

BEING the same premises which Lonnie J. Hunter and wife, Charlene E. Hunter in deed dated 9/26/2014 and recorded 10/01/2014 in the DAVIDSON County Recorder's Office in Instrument# 201410010090711, granted and conveyed to Connie A. Frensley and Siddique A. Niazi, wife and husband, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Siddique A. Niazi

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Duval

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Siddique A. Niazi to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of June, 2018.

Notary Public

COLIN TAYLOR
Notary Public - State of Florida
Commission # GG 181672
My Comm. Expires Feb 1, 2022

My commission expires: Feb 1, 2022

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this _____ day of _____, 20____.

PROPERTY ADDRESS: 112 Newport Dr, Old Hickory, TN 37138

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Connie A. Frensley
CONNIE A. FRENSLEY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Connie A. Frensley to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that She _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of July 20 18

Carol DiGiore
Notary Public

My commission expires: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie A. Frensley
Affiant

Subscribed and sworn to before me this 10 day of July 20 18

Carol DiGiore
Notary Public

PROPERTY ADDRESS: 112 Newport Dr, Old Hickory, TN 37138

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of Fairway View of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Lonnie J. Hunter and wife, Charlene E. Hunter to Connie A. Frensley and Siddique A. Niazi, wife and husband as set forth in Deed Instrument #201410010090711 dated 09/26/2014, recorded 10/01/2014, DAVIDSON County, TENNESSEE.

Tax ID: 053 02 0 059.00

201807180070005

True Copy Certification

I, Connie Grimes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES