Bill Garrett Davidson County
Batch# 131498 DEEDWARR
08/21/2018 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180821-0082837

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 9/15/2021

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Craig Remeta Daniel Shaw Remeta	Unity Financial	14813017600
(NAME)	(NAME)	
350 Strasser Dr.	1899 Western Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Torrance CA 90501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Reving Yahya, unmarried and Halez Yahya, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Douglas Craig Remeta, a single man, and Daniel Shaw-Remeta, a single man,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 85, on the plan of Fairlane Park, as shown by plat appearing of record in Plat Book 2331, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Reving Yahya and Halez Yahya, both unmarried, from Nijirvan Abdullah and Roxhan Hussain by Warranty Deed of record in Instrument No. 20050303-0023358, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Halez Yahya by Reving Yahya as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. _201808210082836__, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 350 Strasser Dr., Nashville, TN 37211
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of August, 2018.

Halez Yahya by attorney-in-fact

Reving Yahya

Halez Yahya
By: Reving Yahya, as her attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me Reving Yahya, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Reving Yahya, the person who executed the foregoing instrument on behalf of Halez Yahya and who acknowledged that he executed the same as the free act and deed of the said Halez Yahya, through Power of Attorney granted him by the said Halez Yahya.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 17th day August, 2018.

Notary Public
My commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File No.: 13019

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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