Karen Y Johnson Davidson County
Batch# 153514 DEEDWARR
10/23/2018 01:46:58 PM 2 pgs
Fees: $13.00 Taxes: $621.60
20181023-0105042

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 day of Oct, 2018..

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett PC
Stewart Title Company Tennessee Division,1531 Hunt Club Blvd Ste 106 Gallatin TN 37066,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Sims	New Owner	08713002900
(NAME)	(NAME)	
4355 Central Valley Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Syed N Huda and Shahana Huda, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Robert Sims and Lynda Sims, husband and wife hereinafter called the GRANTEE(S), their 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 Lot No. 41 on the Plan of Central Valley Forest, of record in Book 5800, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 66.67 feet on the northerly margin of Central Valley Drive and extends back 120.0 feet on the easterly line and 120.0 feet on the westerly line to a broken line in the rear measuring 66.67 feet thereon.

Being the same property conveyed to Syed N. Huda and wife, Shahana Huda by Warranty Deed from Raymond E. Davis, Jr., and Mary J. Simmons, Co-Executors of the Estate of JoAnn Davis, dated April 29, 2011 and recorded May 02, 2011 of record in Instrument No. 20110502-0033277, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2018 and subsequent years, a lien not yet due and payable.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN BOOK _____, PAGE _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

20181023-0105041

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ 4355 Central Valley Drive, Hermitage, TN 37076

File No.: 284073
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-MP-18-4395-T

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 9th day of October, 2018.

Syed N Huda

Syed N Huda

Shahana Huda by Syed N Huda her Attorney in Fact.

Shahana Huda by Syed N. Huda her Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Syed N. Huda**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the attorney-in-fact of Shahana Huda, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee..

Witness my hand and official seal at office, this 9th day of October, 2018.

Megan Paulus

NOTARY PUBLIC

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066