Karen Y Johnson Davidson County
Batch# 156710 DEEDWARR
11/05/2018 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20181105-0109461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Agayby Sharkawi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Agayby Sharkawi	SEND TAX BILLS TO: Owner at Owner's Address	MAP-PARCEL NUMBERS
(NAME) 3249 Clapham Road	(NAME)	149030A02600CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joel Amaya, married, and Felipe Amaya, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Agayby Sharkawi, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 99, on the Plan of Chelsea Village Addition, Section Two, of record in Book 7900, Page 903, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 3249 Clapham Road, Antioch, TN 37013

Being the same property conveyed to Joel Amaya and Felipe Amaya by virtue of that certain Warranty Deed dated April 13, 2005, and being of record at Instrument No. 20050420-0044055 in the amount of $140,000.00 in the Register's Office of Davidson County, Tennessee.

Belkis Yessenia Polanco De Amaya joins in this conveyance to transfer any and all interest she may have in said property as the spouse of Joel Amaya. Norma Yaneth Alvarado Castro joins in this conveyance to transfer any and all interest she may have in said property as the spouse of Felipe Amaya.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3249 Clapham Rd. Antioch, TN 37013
(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 hand this 2nd day of November, 2018.

Joel Amaya

Felipe Amaya

Belkis Yessenia Polanco De Amaya

Norma Yaneth Alvarado Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joel Amaya and Belkis Yessenia Polanco De Amaya,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of November, 2018.

Notary Public
My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Felipe Amaya and Norma Yaneth Alvarado Castro,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of November, 2018.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019