Karen Johnson Davidson County
Batch# 186160 DEEDWARR
01/18/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20190118-0005554

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $371,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reyhaneh F. Mohammad	**NEW OWNER**	**181100A31400CO**
7505 Oakledge Drive		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gerald Steven Turcotte and Sara Mae Winters Turcotte, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reyhaneh F. Mohammad, married and Hannah M. Mohammad, single, tenants in common with full rights of survivorship

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 Lot No. 1041, on the plan of Final Plat, Autumn Oaks Subdivision, Phase 10B, a Cluster Subdivision, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Steven Turcotte and Sara Mae Winters Turcotte, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 28, 2015, of record in Instrument No. 20150529-0049662, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 6968, page 30, Book 6704, page 397, Book 6704, page 405, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040128-0010895, Instrument No. 20050222-0018903, said Register's Office.

Easements of record in Book 475, page 547, Book 3376, page 239, Book 4240, page 667, Book 261, page 284, Book 6704, page 397, book 7515, page 298, Book 9343, page 196, Book 9343, page 199, Book 11217, page 799, said Register's Office.

PUD Boundary Plat of record in Plat Book 6900, page 786, said Register's Office.

HOA Charter of record in Instrument No. 20010912-0099442, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7505 Oakledge Drive, Brentwood, TN 37027.

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 in 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.

Gerald J Turcotte Date: 01-18-19
Gerald Steven Turcotte

Sara Mae Winters Turcotte Date: 1/18/19
Sara Mae Winters Turcotte

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Gerald Steven Turcotte and Sara Mae Winters Turcotte, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2019.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

