Name and Address of New Owner:
Terri Johnson
5813 Monroe Crossing
Antioch, TN 37013

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 218752 DEEDWARR
04/17/2019 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $771.08
20190417-0035123

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 163-16-0A-007.00-C

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fahim Eryan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terri Johnson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, Being Unit No. 107, as shown on the Plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of record in Instrument No. 20031119-0168785, as Supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Fahim Eryan, by warranty deed from J2K Builders, dated March 3, 2016 of record in Instrument No. 20160309-0022368 from Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; all matters as shown on the plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of record in Instrument No. 20031119-0168785, as Supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS: 5813 MONROE CROSSING, ANTIOCH, TN 37013**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2019.

Fahim Eryan (SEAL)

Fahim Eryan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of April, 2019, before me personally appeared Fahim Eryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of April, 2019.

Julie Coone

Notary Signature
My commission expires: 5.3.2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $208,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wenda A. Williams
(Affiant)

Sworn to and subscribed before me this
15th day of April, 2019.

Julie Coone

Notary Public
My commission expires: 5.3.2021
File No. 2019-74

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

