WARRANTY DEED

Karen Johnson Davidson County
Batch# 237724 DEEDWARR
06/03/2019 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190603-0052595

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Asil M. Formoly	Asil M. Formoly	182060A11400CO
(NAME)	(NAME)	
7100 Legacy Drive	7213 Autumn Crossing Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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 Irene Ramos and Ryan A. Berhardt, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Asil M. Formoly and Rahima M. Formoly, husband and wife,** hereinafter called the GRANTEE(S), his/her/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 114 on the Plan of Final Plat, Section One, Old Hickory Hills, of record in Instrument No. 20011023-115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Irene Ramos and Ryan A. Bernhardt, wife and husband by Warranty Deed from Stanley D. Boyd JR. and spouse, Natasha L. Boyd, dated May 31, 2016 and recorded June 07, 2016 of record in Instrument No. 20160607-0057417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Instrument No. 20011023-115382, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20020116-0006750, Amendment recorded as Instrument No. 20101116-0091730 and Full Release of Lien recorded as Instrument No. 20090623-0058317, Register's Office for Davidson County, Tennessee.
Easement recorded in Instrument No. 20020123-0009339 in the Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20010306-0021333, in the Register's Office for Davidson County, Tennessee.
Old Hickory Hills Homeowners Association, Inc., Rules & Regulations recorded as Instrument No. 20151229-0130686, Register's Office for Davidson County, Tennessee.
Articles of Amendment to Old Hickory Hills Homeowners Association, Inc., recorded as Instrument No. 20081219-012385, in the Register's Office for Davidson County, Tennessee.
Charter of Old Hickory Hills Homeowners Association, Inc., recorded as Instrument No. 20020123-

0009417, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 7100 Legacy Drive, 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 GRANTEE(S), his/her/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), his/her/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.

Effective the 31st day of May 2019

Irene Ramos

Ryan A. Berhardt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene Ramos and Ryan A. Berhardt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this . 31st day of May 2019.

Notary Public:
My Commission Expires: 8/15/22

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)