WARRANTY DEED

Karen Johnson Davidson County
Batch# 253810 DEEDWARR
07/08/2019 02:45:20 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20190708-0066333

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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
Ivan Santos Ramos	Ivan Santos Ramos	182120A05700CO
(NAME)	(NAME)	
7324 Smokey Hill Drive	7324 Smokey Hill Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I/we **Jamal Fatah, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ivan Santos Ramos and Vanessa Gagliardi,** , 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 No. 266 on the Plan of Section Two, Apple Valley of record in Plat at Instrument No. 20031204-0174333, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracee L. Jones, an unmarried woman by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, dated 05/27/2005 and recorded 06/06/2005 of record in Instrument No. 200506060064458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracee L. Wells, a married woman by Quit Claim Deed from Tracee L. Jones N/K/A Tracee L. Wells, married to Charles Richard Wells, Jr., dated 01/17/2012 and recorded 03/14/2012 of record in Instrument No. 201203140021939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamal Fatah, a married man by Warranty Deed from Tracee L. Wells, married, dated 10/16/2017 and recorded 10/18/2017, of record in Instrument 201710180106907, 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 ☒ 7324 Smokey Hill Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 430973
Warranty Deed TN

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 28th day of June, 2019 .

Rizgar Nasir Attorney in fact for Jamal Fatah

Rizgar Nasir, Attorney in Fact for Jamal Fatah

State of Tennessee
County of Wilson

RIZGAR NASIR, as ATTORNEY IN FACT FOR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamal Fatah, 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 28th day of June, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-197324