WARRANTY DEED

Karen Johnson Davidson County
Batch# 258575 DEEDWARR
07/18/2019 11:13:44 AM 2 pgs
Fees: $13.00 Taxes: $1,145.15

20190718-0070420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL) KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON Exp. 4-13-2022

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
Hajin Shaban Haji	New	173 09 0B 004.00
(NAME)	(NAME)	
4012 Barnes Cove Drive	Owner	
(ADDRESS)	(ADDRESS)	
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 **Diane Jeske**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hajin Shaban Haji and Hawar Rasheed Haji, husband and wife, and Bevar Haji, an unmarried man**, hereinafter called the GRANTEE(S), 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. 4 on the Plan of Section One Barnes Cove of record in Plat in Instrument No. 20020409-0043258, Registers 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 Diane Jeske from Stephen K. Thomas, dated November 01, 2017, of record in Instrument 20171221013O015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 200204090043258; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200212170155806, Instrument No. 200404290048624 and Instrument No. 201107200055565; (3) Agreement for Dedication of Easement including terms and conditions thereof as recorded in Instrument No. 200202010014182; (4) Deed of Easement including terms and conditions thereof as recorded in Instrument 201301280008762; (5) Stormwater Detention Agreement recorded 04/08/2002 of record in Instrument No. 200204080042673; (6) Rights of others under the terms and conditions contained in the Charter of record in Instrument 200212170155805, 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 ☒ 4012 Barnes Cove 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), 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), 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 10th day of July, 2019.

Diane Jeske

Diane Jeske

State of MS

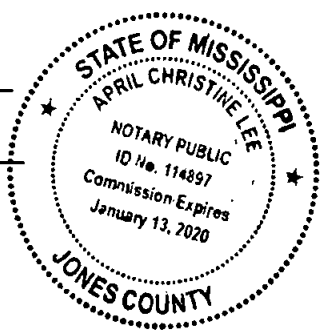
County of Jones

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane Jeske**, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of July, 2019.

April Christine Lee

Notary Public:
My Commission Expires: 1/13/2020



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129