TN1912235

Karen Johnson Davidson County
Batch# 271107 DEEDWARR
08/14/2019 09:31:09 AM 2 pgs
Fees: $13.00 Taxes: $1,102.23

20190814-0081024

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dunya Al-Ani
4244 Rachel Donelson Pass
Hermitage, TN 37076

MORTGAGEE
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

SEND TAX BILLS
Mortgagee

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

MAP-PARCEL:
075-11-O-A-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael John Arnone and Ana G. Arnone, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dunya Al-Ani and Imad Al-Ani,** 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. 131 on the First Revision of Heritage Meadows, Phase Four-A of record in Plat Instrument No. 20020123-0009310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael John Arnone and Ana G. Arnone, husband and wife, by Warranty Deed from Samuel J. DeLemos and wife, Mary E. DeLemos, dated September 18, 2014, of record in Instrument No. 20140923-0087289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 10337, Page 102; Declaration of Annexation of record in Instrument No. 20020624-0075432; Quitclaim Deed to the Heritage Meadows Homeowners' Association for the common area of record in Instrument No. 20090115-0003847; Easement to Bellsouth Telecommunications, Inc. of record in Book 10613, Page 652; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20020123-0009310, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **4244 Rachel Donelson Pass Hermitage, TN 37076.**

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 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 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.

Witness our hands this 31ST day of JULY, 2019.

Michael John Arnone

Michael John Arnone

Ana G. Arnone

Ana G. Arnone

STATE OF Indiana
COUNTY OF Bartholomew

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael John Arnone and Ana G. Arnone, husband and wife, the bargainor(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 and official seal this 31st day of July, 2019.

NOTARY PUBLIC

My Commission Expires: April 11, 2026

ERIKA M ACTON
NOTARY PUBLIC
SEAL
JACKSON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES APRIL 11, 2026
COMMISSION NO. 712390

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $297,900.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY