Karen Johnson Davidson County
Batch# 288071 DEEDWARR
09/19/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20190919-0095036

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE ~~WILLIAMSON~~ DAVIDSON
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $349,000.00

Affiant

Subscribed and sworn to before me this 12th day of September, 2019.

Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyrus B. Sturgis and LaTara Sturgis 104 THRIBLE SPRINGS CT NASHVILLE, TN 37211	FREEDOM MORTGAGE CORP 999 DOUGLAS AVE, STE 101 ALTAMONTE SPRINGS, FL 32714	161-14-0A-026.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Shaban O. Haji, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tyrus B. Sturgis and LaTara Sturgis, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of Subdivision for Phase 1 of Thrible Springs Estates, as of record in Book 6900, page 313 and Book 7900, page 738, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shaban O. Haji, married by deed from Charles L. Williams and wife Barbara J Williams of record in Instrument NO. 20060720-0087672 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Charles L. Williams and wife, Barbara J. Williams by deed from Michael G. Brasher, Jr. and wife, Donna Brasher, of record as Instrument No. 20020627- 0077329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Subdivision for Phase 1 of Thrible Springs Estates of record in Book 6900 Page 313 Register's Office for Davidson County, Tennessee.

2. Charter for Thrible Springs Estates Homeowners Association of record in Book 7148 Page 179 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 7231, Page 59 and amended in Book 8655 Page 48 and Book 8676 Page 537 Register's Office for Davidson County, Tennessee.

This property is improved property known as 104 Thrible Springs Court, Nashville, TN 37211

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 heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of September, 2019.

Shaban Haji

Shaban O. Haji

Halima Haji

Halima O. Haji, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

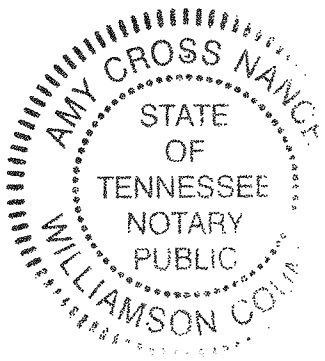
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of September, 2019, before me personally appeared Shaban O Haji and Halima O. Haji, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2019.



Notary Signature
My commission expires: 2/12/23



True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022