Karen Johnson Davidson County
Batch# 302456 DEEDWARR
10/17/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20191017-0106634

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0688

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nizar Noman 508 Inwood Drive Nashville, TN 37211	NEW OWNER	086-14-0B-142.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeremy Duke, unmarried and Tamyron Moore, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nizar Noman, married

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. 92 on the Plan of Fleetwood Subdivision, Phase Two of record in Book 6900, Page 738, 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 Jeremy W. Duke, unmarried by Warranty Deed from Jonathan Shane White and wife, Linda Maria White of record in Instrument No. 20110912-0070597, Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 12, 2011.

Being the same property conveyed to Jeremy W. Duke and spouse, Tamyron Moore by Quitclaim Deed from Jeremy W. Duke of record in Instrument No. 20140415-0031264, Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 15, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3421 Parkwood Court, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of October, 2019.

Jeremy Duke

Tamyron Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy Duke and Tamyron Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY