14493

WARRANTY DEED

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 367998 DEEDWARR
03/05/2020 11:13:45 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200305-0024788

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

K 2
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Insurance Company, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kehi Sadik Tayar and Dilgish Sadik Tayar	SWBC Mortgage	163-5-B-127CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #506	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200229A

For and 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, **TPP Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kehi Sadik Tayar, an unmarried woman and Dilgish Sadik Tayar, a married man as tenants in common**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit 127 on the Plan of Phase III, Mill Park (formerly Hickory Hollow Townhomes) of record in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to TPP Enterprises, LLC by Warranty Deed from Kymberlee Roache dated December 6, 2019 and filed of record in Instrument No. 20191209-0126975, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mill Park, Phase 3, of record in Book 10719, page 425; Book 11167, page 757; Instrument No. 20051128-0143120; 20110208-0011084; 20140717-0063137; 20140902-0079467; 20141231-0119109; 20160223-0017010 and By-Laws of record in Book 10719 , Page 464; Book 11167, page 759 and Instrument No. 20161028-0113925, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:
Parking Rules appearing of record in 20080304-0021743, Register's Office for said County.
Bellsouth Easement appearing of record in Book 11378, page 991, Register's Office for said County.
Stormwater Detention Agreement appearing of record in Book 10506-278, Register's Office for said County.
Comcast Easement appearing of record in Instrument No. 20170206-0012426, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway #506, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of March, 2020

TPP Enterprises, LLC

BY: _____

Tom Pemberton
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tom Pemberton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of TPP Enterprises, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President (or other authorized officer).

Witness my hand, at office, this 3rd of March, 2020.

_____

Notary Public
My Commission Expires: 3-2-2021

