WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 377698 DEEDWARR
03/26/2020 09:24:27 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20200326-0032777

THIS INSTRUMENT WAS PREPARED BY Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027		
ADDRESS NEW OWNER(S) AS FOLLOWS: Nizhyar Dosky and Perjin Tovi	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO.(S) Parcel ID: 181-03-0A-375.00-CO
(NAME) 421 Chinook Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Garrett Dicorpo and Tanna Dicorpo, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nizhyar Dosky and Perjin Tovi, husband and wife,** 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. 52 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS- 10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Garrett DiCorpo and Tanna DiCorpo, husband and wife by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, dated February 10, 2017 and recorded February 10, 2017, as Instrument No. 201702100014221, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 421 Chinook Drive, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-38-C-2042

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 24th day of March, 2020

Garrett Dicorpo

Tanna Dicorpo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Garrett Dicorpo and Tanna Dicorpo, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024