Karen Johnson Davidson County
Batch# 385763 DEEDWARR
04/15/2020 07:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,774.63
20200415-0039165

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0591

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~9th~~ 13th day of April, 2020

Notary Public

Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sara Linda Zakhary and Sharif Refaat Zakhary 2810b West Kirkwood Avenue Nashville, TN 37204	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	118-02-3G-002.00-CO

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,

David W. Fauvre, a single man

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

Sara Linda Zakhary and Sharif Refaat Zakhary, wife and husband

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:

Being all of Unit 2810B, according to the Plan of 2810 W. Kirkwood Avenue Townhomes, a Horizontal Property Regime With Private Elements, filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150922-0096278, and corrected in Instrument No. 20150928-0098391, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners and the By-Laws of the Association of owners.

Being the same property conveyed to David W. Fauvre, a married man by Warranty deed from Centerland LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160914-0096621 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 14, 2016.

SUBJECT PROPERTY WAS INVESTMENT PROPERTY AND WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR.

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: 2810b West Kirkwood Avenue, Nashville, TN 37204

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 9 day of April, 2020.

David W. Fauvre

STATE OF FLORIDA
COUNTY OF DUVAL

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

Witness my hand and official seal this 9 day of April, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Duval }

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 9 (Date) day of April (Month), 2020 (Year), by

David W Fawvre
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Carla Vest
Name of Notary Typed, Printed or Stamped

CARLA VEST
Commission # FF 987473
My Commission Expires
May 01, 2020

☐ Personally known

☑ Produced Identification

Type of Identification Produced: DL

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4/9/2020 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

