Karen Johnson Davidson County
Batch# 396858 DEEDWARR
05/07/2020 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20200507-0047575

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Y-VRES-20-3644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sami Erfani	New owner	
(NAME)	(NAME)	**173-16-0A-073.00-CO**
3644 Coles Branch Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHELYNE JANE PAGE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMI ERFANI, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain parcel of land situate in the county of Davidson, state of Tennessee, being known and designated as Lot No. 86 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, as corrected by Instrument Nos. 20030331-0042208 and 20031120-0169641, 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 Thomas Page and wife, Ethelyn Jane Page by Warranty deed from Tana D. Miller, single of record in Instrument No. 20080701-0067705 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 01, 2008. Thomas Page having since died on March 20, 2018 leaving Ethelyn Jane Page as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0020016 and Surveyor's Certificate of Correction of record at Instrument No. 20031120-0169641, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, amended at Instrument No. 20030313-0033781; Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904; Instrument No. 20050930-0117906, Instrument No. 20060828-0105537 and Instrument No. 200608280105538 and amended at Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee.
- By-Laws of Hidden Creek Homeowners Association, Inc. of record in Instrument Number 20030303-0027389 and amended at Instrument No. 20090908-0074136, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 0030303-0027387, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5460, Page 992 and Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee.
- Charter of Hidden Creek Homeowners Association, Inc. of record in Instrument Number 20030303-0027388 amended at Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050201-0011637 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3644 Coles Branch Dr, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF APRIL, 2020.

Ethelyne Jane Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHELYNE JANE PAGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY