14799

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant: Vahin Shaban Haji

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

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

WARRANTY DEED

JM-SB-VRES-20-6432

Karen Johnson Davidson County
Batch# 431225 DEEDWARR
07/06/2020 02:19:16 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200706-0072454

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:	
Vahin Shaban Haji	Ameris Bank	
(NAME)	(NAME)	
6432 Sunnywood Drive	1800 Parkway Place Ste. 800	173 10 0A 081.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Marietta GA 30067	
(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, **JARVIS HICKS AND AUNDRA HICKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VAHIN SHABAN HAJI, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Revision One, Section 1 of Phase 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20071003-0117933, 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 Jarvis Hicks, unmarried, Aundra Fair, unmarried, tenants in common with rights of survivorship by Warranty deed from James F. McAnally and wife, Valerie A. McAnally of record in Instrument No. 20160614-0060082 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 14, 2016.

The grantors have since married. As such, the said ~~Audra~~ Aundra Fair is now known as ~~Audra~~ Aundra Hicks.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat at Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20100520-0039082, Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6515, page 495, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument No.20020408-0042673, Instrument No. 20020722-0087469 and Instrument No. 20050524-0058216, Register's Office for Davidson County, Tennessee.
- All matters on Plan of Resubdivision of Lot 1, Granville L. Seiner Subdivision, of record in Book 6050, page 146, 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: **6432 Sunnywood Drive, 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 1st DAY OF JULY, 2020.

Jarvis Hicks

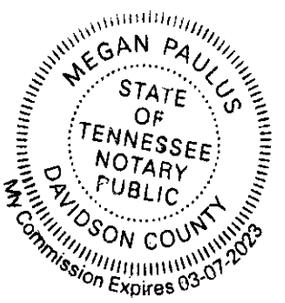
Aundra Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARVIS HICKS, 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 1st of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

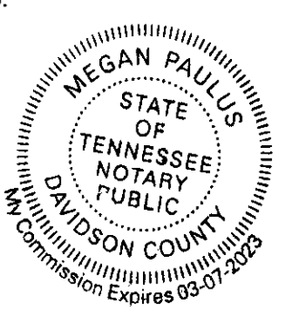


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUNDRA HICKS, 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 1st of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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