WARRANTY DEED

Karen Johnson Davidson County
Batch# 441098 DEEDWARR
07/21/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200721-0079810

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 13th DAY OF JULY, 2020..

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirollos Masood	Kirollos Masood	151100A064.00
(NAME)	(NAME)	
7437 E Winchester Drive	7437 E Winchester Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 considerations, the receipt of which is hereby acknowledged, we Roger Desarro and Kim Desarro, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kirollos Masood, hereinafter called the GRANTEE(S), his/her/their 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 281, Phase 1, Village of Long Hunter, a Planned Unit Development of record in Instrument No. 20010123-0006894 amending Instrument No. 20002070-012630, of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger W. Desarro and Kim A. Desarro by Warranty Deed from Corey D. Jackson, unmarried, dated 01/30/2017 and recorded 02/13/2017, of record in Instrument 201702130014825, Register's Office for Davidson County, Tennessee.al

Subject to all matters shown on the plat of record in Plat Instrument 200101230006894 and amending Instrument No. 2000207012630; Covenants, conditions, easements and restrictions recorded in Instrument 200105310056382, Amendment recorded in Instrument 200311110164945; Easement recorded in Book 1101, Page 457, and Book 1115, Page 302; Grant of Transmission Line Easement recorded in Book 2338, Page 466; Easement contained in Warranty Deed of recorded in Book 4165, Page 54, and Instrument 200010310107966, Easement contained in Declaration Taking of recorded in Book 4446, Page 423, Agreement for Dedication of Easement recorded in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94, Corporation Conveyance of Easement recorded in Book 9661, Page 919; Grant of Easement recorded in Instrument 200009060088271, and Instrument 20009060088272; Agreement for Dedication of Easement recorded in Instrument 200010300107415; Stormwater Detention Agreement recorded in Instrument 200207180086411; Charter of Villages of Long Hunter of record in Instrument 200105310056381; Quitclaim Deed conveys to Village of Long Hunter Homeowner's Association of record in Instrument 200105310056383 and By-laws of Village of Long Hunter Homeowner's Association, Inc., record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ **7437 E Winchester Drive, Antioch, TN 37013**

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 13th day of July, 2020.

Roger Desarro

Kim Desarro

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Desarro and Kim Desarro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of July, 2020.

Notary Public:
My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

