Karen Johnson Davidson County
Batch# 452774 DEEDWARR
08/10/2020 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20200810-0088568

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sinjon Sinjo and Zouzan Faraj 3805 Dahlgreen Court Antioch, TN 37013	Same	173-10-0A-080.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Max Beasley and wife, Wendy Beasley**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sinjon Sinjo and Zouzan Faraj**, husband and wife, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 56**, on the Plan of Section One of Phase 2, Barnes Bend Estates, of record in instrument # 20060914-0114185, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Max Beasley and wife, Wendy Beasley, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, of record on September 25, 2007, at Instrument No. 20070925-0114132, Davidson County Register of Deeds.

This property is commonly known as 3805 Dahlgreen Court, Antioch, TN 37013.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 30 **day of July, 2020**:

Max Beasley

Max Beasley

Wendy Beasley

Wendy Beasley

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Max Beasley** and **Wendy Beasley,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of July, 2020:

Kelly Oomens

Notary Public

My Commission Expires: 6-22-2023

Notary Public State of Florida
Kelly Oomens
My Commission GG 306728
Expires 06/22/2023

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Santa Rosa

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$382,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF July, 2020:

Kelly Oomens

Notary Public

My Commission Expires: 6-22-2023

Notary Public State of Florida
Kelly Oomens
My Commission GG 306728
Expires 06/22/2023

True Copy Certification

I, Shannon Carter, 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 TN

County of Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state, Shannon Carter, 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: 1-23-23

Notary' Seal (if on paper)

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY