14967

WARRANTY DEED

Karen Johnson Davidson County
Batch# 464671 **DEEDWARR**
08/26/2020 11:38:18 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200826-0096759

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-26-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

8-21-2020
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zindan Berwary	Ameris Bank	1191401100
(NAME)	(NAME)	
442 Eden Pass	3 Corporate Sq. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Zirevan Suleyman as member of HOK Remodeling Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zindan Berwary, married man,** 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 Lot No. 36, Block A, on the Plan of Woodbine Courts, of record in Book 1130, Page 39, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOK Remodeling Group, LLC by deed dated 7/10/20 of record in Instrument No. 20200715-0077279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3004 Simmons Ave., Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hands this 21st day of August, 2020.

HOK Remodeling Group, LLC
By: Zirevan Suleyman, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zirevan Suleyman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the member of HOK Remodeling Group, LLC, the within named bargainor, a Tennessee Corporation, and that member executed the foregoing instrument for the purpose therein contained, by personally signing the name of HOK Remodeling Group, LLC, as member.

WITNESS my hand and seal this 21st day of August, 2020.

Notary Public _____
My Commission Expires: _____

File No.: 14967

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