Karen Johnson Davidson County
Batch# 487837 DEEDWARR
10/01/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20201001-0113788

STATE OF NEW YORK
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH20-00306

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenya Newby, an unmarried woman 1744 Eastwick Lane Nashville, TN 37221	New Owner	141-05-0-A-670.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan D. Behar and Naara E. Behar, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenya Newby, an unmarried woman**, hereinafter called the Grantees, their successors and 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 No. 670, on the plan of Avondale, Phase 3, Section 3, as shown by plat of record in Instrument No. 20170324-0028914, 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 Lauren E. Rumsey, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated January 18, 2018, recorded January 22, 2018, of record in Instrument No. 20180122-0006199 , in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jonathan D. Behar and Naara E. Behar, husband and wife by deed from Lauren E. Rumsey, a single woman, dated September 4, 2019, recorded September 10, 2019, of record in Instrument No. 20190910-0091606, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1744 Eastwick Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of September, 2020

Jonathan D. Behar

Jonathan D. Behar

Naara E. Behar

Naara E. Behar

STATE OF NEW YORK

County OF Nassau

On this 23rd day of September, 20 20, before me personally appeared Jonathan D. Behar and Naara E. Behar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Dylan T. Coyne

Serial Number, if any: _____

My Commission Expires: _____

DYLAN T. COYNE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02CO6400192
Qualified in Queens County
Commission Expires November 12, 2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021