WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Anne Nouis
Affiant

SUBSCRIBED AND SWORN TO ME ON 13TH DAY OF OCTOBER, 2020.

M D. Cogdill
Notary Public

MY COMMISSION EXPIRES: 11-22-2023

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
November 22, 2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1210

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Badr Karas	US Bank	164 10 0A 386.00
1008 Summercrest Ct.	7601 Penn Ave S Ste 41	
Antioch, TN 37013	Richfield MN 55423	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Quinetta E. Craig, married and Karichia N. Scruggs, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BADR KARAS, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 413 on the Plan of Village Nine, Summerfield Subdivision, of record in Inst. No. 20060718-0086560, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Quinetta E. Craig, married, and Karichia N. Scruggs, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 1, 2016, recorded on July 5, 2016, of record in Inst. No. 20160705-0068303, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Karen Johnson Davidson County
Batch# 497693 DEEDWARR
10/16/2020 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201016-0120981

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat of record in Inst. No. 20060718-0086560, Register's office for Davidson County, Tennessee.

3. Subdivision Restrictions of record in Book 11588, Page 484; as amended in Book 11669, Page 376; Inst. No. 20030527-0071168; Inst. No. 20051103-0133360; Inst. No. 20050317-0029621; Inst. No. 20060724-0089079; Inst. No. 20060724-0089080; Inst. No. 20060724-0089081; and Inst. No. 20060921-0117120, Register's office for Davidson County, Tennessee.

4. Bylaws of record in Book 11648, Page 662 and as amended in Inst. No. 20010504-0046261, Register's office for Davidson County, Tennessee.

5. Aricles of Incorporation and/or Charter of recod in Book 11648, Page 660 and as amended in Inst. No. 20010326-0028531, Register's office for Davidson County, Tennessee.

6. Easement for Toll Line of record in Book 1141, Page 327, Register's office for Davidson County, Tennessee.

7. Easement for Sewer of record in Inst. No. 19991216-0303934 and Inst. No. 20000809-0079074, Register's office for Davidson County, Tennessee.

8. SWDA of record in Inst. No. 20050329-0033458 and Inst. No. 20000113-0004777, Register's office for Davidson County, Tennessee.

This is improved property known as 1008 Summercrest Ct., Antioch, TN 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/or 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/or 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/my hand on the 13th day of October, 2020.

Quinetta E. Craig

Karichia N. Scruggs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Quinetta E. Craig and Karichia N. Scruggs, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October 2020.

Misty D. Cogdill
Notary Public
My Commission expires: 11-22-2023

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires November 22, 2023

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22