WARRANTY DEED

Karen Johnson Davidson County
Batch# 500096 DEEDWARR
10/22/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20201022-0122632

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/26/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chakhala Lester	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
5020 Pebble Creek Dr	2050 Parkway Office Circle	149-10-0-059.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1812	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS ($307,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EUGENE SAGHI, IV AND KATHLEEN O. SAGHI, CO-TRUSTEES OF THE SAGHI FAMILY LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAKHALA LESTER, UNMARRIED** 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, Page 419, 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 Kathleen O. Saghi and husband Eugene Saghi by Warranty deed from Christopher Allen Wright, a married man and Robert E. Jean, a married man, as joint tenants with rights of survivorship of record in Instrument No. 20170516-0048563 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 16, 2017. And further, being the same property conveyed to Eugene Saghi, IV and Kathleen Saghi, Co-Trustees of The Saghi Family Living by QuitClaim deed from Kathleen O. Saghi and husband, Eugene Saghi, of record in Instrument No. 20180215-0015068 Register's Office for Davidson County, Tennessee, dated February 07, 2018 and

recorded on February 15, 2018.
The said Kathleen O. Saghi being one and the same person as Kathleen Saghi.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 5020 Pebble Creek Dr, Antioch, TN 37013-1812
(House No.) (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 hand(s) this the 19th day of October, 2020

The Saghi Family Living Trust

BY: Eugene Saghi IV by Jacob R. Saghi, Attorney-In-Fact
Eugene Saghi, IV, Co-Trustee by Jacob R. Saghi, Attorney-In-Fact

BY: Kathleen O Saghi by Jacob R. Saghi, Attorney-In-Fact
Kathleen O. Saghi, Co-Trustee by Jacob R. Saghi, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of October, 2020, before me personally appeared Jacob R. Saghi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf Eugene Saghi, IV and Kathleen O. Saghi, Co-Trustees of The Saghi Family Living Trust and who acknowledged he executed the same as the free act and deed of the said Eugene Saghi, IV and Kathleen O. Saghi, Co-Trustees of The Saghi Family Living Trust.

Witness my hand and official seal, this the 19th day of October, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

