WARRANTY DEED

Karen Johnson Davidson County
Batch# 504890 DEEDWARR
10/30/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20201030-0126463

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $245,000.00 .

Jennifer Russell
Affiant

Subscribed and sworn to before me, this the ~~26th~~ 28th day of Octoberber, 2020.

Notary Public

My commission expires: 10-21-2024
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shabir Bhegani	**Regions Bank dba Regions Mortgage**	**108-08-0-257.00**
3065 Reelfoot Drive	**2050 Parkway Office Cr.**	
Nashville, TN 37214	**Birmingham, AL 35244**	

FOR AND IN 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,

Charles Ammerman Gerbe IV and Sadie Katarina Gerbe, husband and wife

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

Shabir Bhegani, unmarried 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:

LAND in Davisdon County, Tennessee, being all of Lot No. 31 on the Plan of Reelfoot, Section Three, of record in Book 6250, Pages 167 & 168, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Ammerman Gerbe IV and Sadie Katarina Gerbe, husband and wife, by Warranty Deed dated April 21, 2017, from Cindy Lockhart, unmarried, of record in Instrument No. 20170425-0040438, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Charles Ammerman Gerbe IV pursuant to a Power of Attorney executed by him on the 9th day October 2020, of record in Book __*____, Page _____, Register's Office for Davidson County, Tennessee.

* 202010300126462

THE conveyance of the above described parcel of land is subject to the following:

1. **The plan of record in Plat Book 6250, Pages 167 & 168, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument f record in Book 6612, Page 610, Register's Office for Davidson County, Tennessee.**

3. **Easement for Road contained in Deed of record Book 6107, Page 84, said Register's Office.**

4. **Rights to USA to fissionable materials, including right to remove the same, of record in Book 1380, Page 145, Register's Office for Davidson County, Tennessee.**

5. **Deed of Conveyance by the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7322, Page 363, and in Book 7322, Page 376, said Register's Office.**

6. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved (X) Unimproved (____) property, known as **3065 Reelfoot Drive, Nashville, TN 37214**

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 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 **26th** day of **October 2020.**

Charles Ammerman Gerbe IV by: John Attorney in Fact

Charles Ammerman Gerbe IV
By John T. Cook, Attorney in Fact

Sadie Katarina Gerbe

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Charles Ammerman Gerbe IV** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Charles Ammerman Gerbe IV,** for the purpose therein contained, by signing the name of **Charles Ammerman Gerbe IV** by himself as his Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of October**, 2020.**

Jessica D. Puckett

Notary Public

My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, a Notary Public of said County and State, **Sadie Katarina Gerbe,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **October, 2020.**

Jessica D. Puckett

Notary Public

My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

