Karen Johnson Davidson County
Batch# 504949 DEEDWARR
10/30/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201030-0126527

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this 29th day of September 2020. Notary Public My commission expires: 11.8.21 (Affix Seal)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jemal Aliye 1393 Maritime Port Antioch, TN 37013	New owner	064-04-0C123.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANTHONY ANDERSON,** A SINGLE MAN HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEMAL ALIYE,** * HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

* Single man

Being Lot No. 123 on the Plan of Hamilton Run Subdivision, Phase 1, a Cluster lot Subdivision of record in Plat at Instrument No. 20180510-0044934, and Surveyor's Certificate of Correction of record in Instrument No. 20180516-0046576, 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 Anthony Anderson, a single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190319-0024758 Register's Office for Davidson County, Tennessee, dated March 07, 2019 and recorded on March 19, 2019.
Being also known as 1393 Maritime Port, Antioch, Tennessee 37013.

This conveyance is subject to the following: 1) Property taxes for the year 2020, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September 2020.

Anthony Anderson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Anderson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September 2020

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 06/28/2021

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212