WARRANTY DEED

Karen Johnson Davidson County
Batch# 507527 DEEDWARR
11/02/2020 03:22:32 PM 2 pgs
Fees: $13.00 Taxes: $1,257.45

20201102-0128041

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 121 First Ave S #200 Nashville, TN 37064 Franklin

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Siber M. Muhsin	New Owner	181030A02100CO
(NAME)	(NAME)	
6608 Broken Bow Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jeffrey Lewis Bechtel, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Siber M. Muhsin, a single person**, hereinafter called the GRANTEE(S), his/her/their 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. 21 on the Plan of Section One, Indian Creek Estates, as of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffrey Lewis Bechtel, an unmarried man by Warranty Deed from Charles E. Bradley and wife, Robin F. Bradley, dated 08/30/2017 and recorded 09/01/2017, of record in Instrument 201709010090069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 9700, Page 556 and Book 9700, Page 557, in the Register's Office for Davidson County, Tennessee;(2) Covenants, conditions, easements and restrictions recorded in Book 10752, Page 553, and Amendment Declaration of record in Instrument 20000727007415 2, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;(3) Easement recorded in Book 6549, Page 403, Register's Office for Davidson County, Tennessee;(4) Easement recorded in Instrument 200008020076584, Register's Office for Davidson County, Tennessee;(5) StormWater Detention Agreement of record in Book 10729, Page 380, Register's Office for Davidson County, Tennessee;(6) Charter of Indian Creek Homeowners Association of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee;(7) Quitclaim Deed conveys to Indian Creek Homeowners Association of record in Book 11033, Page 519, Register's Office for Davidson County,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RES-20 6608

Tennessee;(8) Bylaws of Indian Creek Homeowners Association of record in Book 11033, Page 509 and Instrument 200007270074153, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6608 Broken Bow Drive, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30th day of October, 2020.

Jeffrey Lewis Bechtel

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Bechtel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of October, 2020.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064