WARRANTY DEED

Karen Johnson Davidson County
Batch# 544058 **DEEDWARR**
12/31/2020 02:20:19 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201231-0155237

Y-SB-PR-20-3837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shadi Zaki	**New Owner**	
(NAME)	(NAME)	**164-08-0C-095.00-CO**
3837 Swan Ridge 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 consideration, the receipt of which is hereby acknowledged, **KIMBERLY M. MCCRARY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHADI ZAKI, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 5, Final Plat of Section Three, Hamilton Chase, "Cluster Lot Subdivision" as shown on Instrument Number 20070517-0059303, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Also see Surveyor's Certificate of Correction of record in Instrument Numbers 20070529-0063683 and Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly M. McCrary by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20170315-0025478 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 15, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien already paid in full.
- Subject to all matters shown on the Plan of record as Instrument Number 20070517-0059303, surveyor's certificate of correction of record in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.
- By-laws of record in Instrument Number 20050728-0087946, in the Register's Office for Davidson County, Tennessee.
- Charter of Hamilton Chase HOA of record in Instrument Number 20060914-0113689, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone company of record in Instrument Number 20060707-0081733, in the Register's Office for Davidson County, Tennessee.
- Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040102-0000420, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3837 Swan Ridge Drive, Antioch, Tennessee 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 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 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 29th DAY OF DECEMBER, 2020.

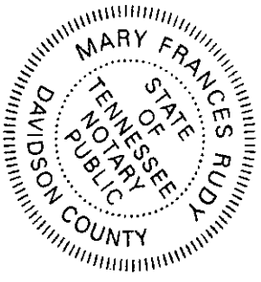
Kimberly M McCrary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY M. MCCRARY, the within named bargainor, 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, this the 29th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212