Karen Johnson Davidson County
Batch# 574076 DEEDWARR
02/12/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210212-0020498

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Silav Ahmed Suleyman	SEND TAX BILLS TO: new owner at	MAP-PARCEL NUMBERS
(NAME) 5721 Cedar Ash Xing	(NAME) Property address	16409000700
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Joe L Fitzgerald III, married,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Silav Ahmed Suleyman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 all of Lot No. 278, on the Plan of Revised Lots 277, 278 and 279, Asheford Crossing, Section One, as shown by plat appearing of record in Plat Book 8250, Page 533, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joe L. Fitzgerald, III, an unmarried man, by virtue of that certain Warranty Deed dated February 29, 2012, and being of record at Instrument No. 20120309-0020852 in the Register's Office of Davidson County, Tennessee.

April Fitzgerald joins in this conveyance to transfer any and all marital interest she may have in the above described property as the spouse of Joe L. Fitzgerald, III.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 8250,Page 533, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 9336, Page 238, Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180 and Book 10640, Page 941, By-Laws of record in Book 9651, Page 925, Charter recorded at Book 9651, Page 895 , **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 5721 Cedar Ash Xing 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 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 hand this 12th day of February, 2021.

Joe L. Fitzgerald, III
Joe L Fitzgerald III

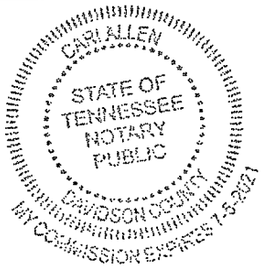
April Fitzgerald
April Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joe L Fitzgerald III and April Fitzgerald** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2021.

Car Allen
Notary Public
My Commission Expires: 7-5-21



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022