Karen Johnson Davidson County
Batch# 580203 DEEDWARR
03/01/2021 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,413.40
20210301-0025258

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $382,000.00

Affiant

Subscribed and sworn to before me, this 19th day of February 2021.

Notary Public

My commission expires: 10/2/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MICHELLE CRAWFORD M.V.C.M.M. EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Bowman	**LEGACY HOME LOANS**	**181030A10900CO**
6997 Calderwood Drive	**4004 Hillsboro Pike, Ste 216B**	
Antioch, TN 37013	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

Ariyan Zebari and Redur Guly, wife and husband and Renjbar Zebari

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

Daniel Bowman, an 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 Davidson County, Tennessee, being Lot No. 109, on the Plan of Subdivision Plat, Section Five, Indian Creek Estates, a Planned Unit Development, of record in Plat at Instrument No. 20030424-0055115, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ariyan Zebari and Redur Guly, wife and husband, and Renjbar Zebari, married, as tenants in common with the rights of survivorship, by Warranty Deed from Matthew Axford and Natalie Axford, husband and wife, dated May 23, 2019, of record in Instrument No. 20190605-0053578, Register's Office for Davidson County, Tennessee. Sipal Zebari hereby signs to convey any interest she may have, marital or otherwise, as the wife of Renjbar Zebari.

Further being the same property conveyed to Matthew Axford, unmarried, and Natalie Palmer, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Shadi Ibrahim and wife, Diana Ahmad, dated June 29, 2012, of record in Instrument No. 20120713-0061663, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6997 Calderwood Drive, Antioch, TN 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 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 in 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.

Ariyan Zebari Date: 2/19/21

Redur Guly Date: 2/19/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ariyan Zebari and Redur Guly , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February 2021.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

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 in 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.

Renjbar Zebari Date: 2/16/21

Sipal Zebari Date: 2/16/21

STATE OF New York

COUNTY OF Broome

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

Witness my hand, at office, this 16th day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

LISA R. PETERS
Reg. # 01PE6029053
Notary Public, State of New York
Residing in Broome County
My Commission Expires 08/09/2021

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: 10-21-2024

Notary's Seal (if on paper)

