WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,200.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-23
(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

Karen Johnson Davidson County
Batch# 596421 DEEDWARR
03/22/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,240.24
20210322-0037242

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37214

File No.: 21-0085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karima Aziz	New Owner c/o Everett Financial, Inc	Map: 182120A10000
(NAME) 4264 October Woods Drive	(NAME) dba Supreme Lending 14801 Quorum Dr #300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($335,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRETT EVANS AND RACHEL ONEIL, HUSBAND AND WIFE,

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

KARIMA AZIZ, MARRIED WOMAN

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:

Being all of Lot No. 236, on the plan of Phase Six, Section Four, Apple Valley, according to plat and survey appearing of record in Instrument Number 20051206-0146631, 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.

Being the same property conveyed to Brett Evans, by deed from Michael Sullivan Builders, G.P., A Tennessee General Partnership, of record in Instrument No. 20121120-0106781, dated November 16, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051206-0146631, said Register's Office.

Charter for Homeowner's Association of record in Instrument No. 20020724-0088782, said Register's Office.

Storm water detention agreement of record in Instrument No. 20050528-0064320, said Register's Office.

Easement of record in Book 8443, Page 79, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051206-0146631, Instrument No. 20051207-0147209, Instrument No. 20080812-0082767, Instrument No. 20020724-0088784, and Instrument No. 20091116-0105278, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4264 October Woods Drive, Antioch, TN 37013
(House No.) (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 our hands this 16th day of March, 2021.

Brett Evans

Rachel Oneil

STATE OF NC
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brett Evans and Rachel Oneil, 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 and official seal this, 16th day of March, 2021.

My Commission Expires: 5-23-24

Notary Public

WENDY MEADE-SIDOROVIC
My Commission Expires
NOTARY PUBLIC
05-23-24
HENDERSON COUNTY, NC

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023