Karen Johnson Davidson County
Batch# 601294 DEEDWARR
03/26/2021 11:41:01 AM 2 pgs
Fees: $13.00 Taxes: $1,195.66
20210326-0040121

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,150.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis Jalaliddin	NEW OWNER	Parcel ID: 075 04 0 209.00
(NAME) 4747 Trenton Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mitsy R. Worley and Charles Marvin Worley, Jr, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Travis Jalaliddin**, 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:

Being Lot No. 440 on the Plan of Section Seven, Tulip Grove, as of record in Plat Book 4300, Page 186, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mitsy R. Worley and Charles Marvin Worley, Jr., married to each other, as tenants by the entirety, by Quitclaim Deed from Mitsy R. Worley, married, of record in Instrument No. 20151230-0131009, in the Register's Office of Davidson County, Tennessee, dated December 21, 2015 and recorded on December 30, 2015.

Being the same property conveyed to Mitsy R. Worley, married, by Warranty Deed from Jerry Lee Ferrell, of record in Instrument No. 20050921-0113459, as re-recorded in Instrument No. 20051115-0137802, in the Register's Office of Davidson County, Tennessee, dated September 15, 2005 and recorded on September 21, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4747 Trenton Drive, Hermitage, TN 37076

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 4th day of March, 2021

Mitsy R. Worley
Mitsy R. Worley

Charles Marvin Worley, Jr
Charles Marvin Worley, Jr

STATE OF TN
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mitsy R. Worley and Charles Marvin Worley, Jr, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2021.

Cindy Minton
Notary Public

My Commission Expires:

(SEAL)

CINDY MINTON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY
COMM. EXP. NOVEMBER 27, 2023