Karen Johnson Davidson County
Batch# 613996 DEEDWARR
04/13/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,615.05
20210413-0049163

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $436,500.00.

Affiant

Subscribed and sworn to me on 04/08/21.

NOTARY PUBLIC
My Commission Expires: 4-17-2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kijavius Amos 4020 Magnolia Farms Drive Hermitage, TN 37076	New Owner	086130A05000CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Assaf Amar, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kijavius Amos, a single man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Assaf Amar by Quitclaim Deed from Hodaya Moldovano, of record in Instrument No. 20200617-0063345, Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded June 17, 2020.

Being the same property conveyed to Assaf Amar and Hodaya Moldavano, husband and wife by Quitclaim Deed from Assaf Amar, a married man, of record in Instrument No. 20190513-0044717, Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded May 13, 2019.

Being the same property conveyed to Assaf Amar, a married man by Warranty Deed from Beazer Homes, LLC, of record in Instrument No. 20190503-0041766, Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded May 3, 2019.

This is Improved property, known as 4020 Magnolia Farms Drive, Hermitage, TN 37076

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 04/08/21.

Assaf Amar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/08/21, before me personally appeared Assaf Amar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/08/2021.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

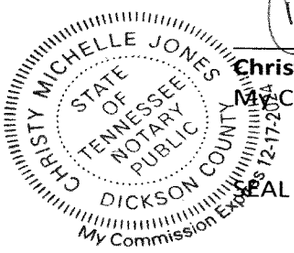
True Copy Certification

I, **Laura Desmond** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy M. Jones
My Commission Expires:

SEAL