#15663

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

WARRANTY DEED

J-SB-RM-21-3025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 661607 **DEEDWARR**
06/22/2021 11:25:33 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210622-0084017

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Zaman Altimimi	SWBC Mortgage	
(NAME)	(NAME)	
3025 Cedarcliff Ct	9311 San Pedro #100	**150-09-0-168.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZAMAN AL TIMIMI, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 96 on the Plan of Forest View Park, Section V, Phase II of record in Plat Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HHK Investments, LLC by Warranty deed from Josh Terry, Trustee of The 3025 Cedarcliff Ct Trust of record in Instrument No. 20210405-0043725 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on April 05, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6569, Page 294, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 437, Page 21 and Book 7269, Page 389, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7079, Page 492, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7582, Page 193, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 8794, Page 151, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9190, Page (s) 528 and 532, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline Co. of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Co. of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee.
- Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3025 Cedarcliff Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we dc covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF JUNE, 2021.

HHK Investments, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HHK INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of June, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212