G#34620-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 663805 DEEDWARR
06/24/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20210624-0085702

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$718,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public

My commission expires: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica Joseph-Alexis and Samuel Alexis	**Fifth Third Bank**	**172 09 0 B 024 00 CO**
3176 Charles Park Drive	**5050 Kingsley Drive MD 1MOC BQ**	
Nashville, TN 37211	**Cincinnati, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis Girisgen and Zeynep Girisgen, husband and wife

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

Jessica Joseph-Alexis and Samuel Alexis, wife and husband

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. 24 on the Final Subdivision Plat of Cameron Park, of record in Instrument No. 20200102-0000105, 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 Dennis Girisgen and Zeynep Girisgen, a married couple, by Warranty Deed dated February 28, 2021, from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20210312-0033442, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Dennis Girisgen and Zeynep Girisgen, pursuant to a Limited Power of Attorney executed by them on the 6th day of June, 2021, of record in Instrument No. _____20210624008570l_____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20200102-0000105, Register's Office for Davidson County, Tennessee;

2) Declaration of Restrictive Covenants for Cameron Park, of record in Instrument No. 20200130-0011250 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190611-0056167, Register's Office for Davidson County, Tennessee;

4) Dedication of Common Areas to Cameron Park Homeowners Association, Inc., of record in Instrument No. 20200130-0011249, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **3176 Charles Park Drive, Nashville, TN 37211**.

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 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 my/our hand(s) this **18th** day of **June, 2021.**

Dennis Girisgen BY Andrew ATTORNEY IN FACT
Dennis Girisgen By Andrew Wood, Attorney-In-Fact

Zeynep Girisgen BY Andrew ATTORNEY IN FACT
Zeynep Girisgen By Andrew Wood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Dennis Girisgen and Zeynep Girisgen,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dennis Girisgen and Zeynep Girisgen,** for the purpose therein contained, by signing the name of **Dennis Girisgen and Zeynep Girisgen,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **June, 2021.**

Katherine Goodson
Notary Public

My Commission Expires: Jan 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY