WARRANTY DEED

Karen Johnson Davidson County
Batch# 670958 DEEDWARR
07/06/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210706-0090431

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samir J. Alajou Mariam F. Alajou	new owner	07508025600
(NAME)	(NAME)	
431 Wilhaggin Dr.		
(ADDRESS)	(ADDRESS)	
Sacramento, CA 95864		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Sarah R. Jones f.k.a. Sarah R. Kirby and Clifford Lee Jones, II, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samir J. Alajou and Mariam F. Alajou, husband and wife,** 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. 581 on the Plan of Tulip Grove, Section 12, of record in Plat Book 5800, Page 264, 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 Sarah R. Kirby, by deed of record in Instrument No. 20140815-0074001, Register's Office for Davidson County, Tennessee. Sarah R. Kirby now known as Sarah R. Jones.

Clifford Lee Jones, II joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 694 Frankfort Dr., Hermitage, TN 37076
(House Number) (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 my/our hands this 30th day of June, 2021.

Sarah R. Jones

Clifford Lee Jones, II

State of Tennessee
County of Davidson

Personally appeared before me Sarah R. Jones and Clifford Lee Jones, II, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2021.

Notary Public
My Commission Expires: _____

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

Certificate of Authenticity
Dated July 2, 2021

I, John Cobb Rochford, do hearby 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, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY