Karen Johnson Davidson County
Batch# 672561 DEEDWARR
07/07/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20210707-0091681

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shakhlo Amy Karaman	First Bank	081-06-0A-015.00-CO
(NAME)	(NAME)	
1907 28th Ave N.	114 Cool Springs Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I/we Melodie Garner, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Shakhlo Amy Karaman, unmarried woman hereinafter called the GRANTEE(S), his/her/their 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. 15 on the Plan of Re-Subdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, of record in Instrument No. 20030516-0067328 and revised Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melodie Garner, a married woman by Warranty Deed from Stephanie Garcia-Barahona, married, dated 09/05/2019 and recorded 09/06/2019, of record in Instrument 201909060090182, Register's Office for Davidson County, Tennessee.

Marlon Campbell executed this instrument on behalf of Melodie Garner pursuant to a Power of Attorney of record in Instrument Number 20210624-0085989, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1907 28th Ave N, Nashville, TN 37208
(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 GRANTEE(S), his/her/their assigns forever; and we do 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), his/her/their 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.

Effective the .

Melodie Garner by Marlon Campbell, Attorney in Fact

Melodie Garner by Marlon Campbell, Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlon Campbell with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Melodie Garner as her Attorney in Fact as the free act and deed of the within named Melodie Garner.

Witness my hand and Official seal this 6th day of July, 2021.

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-21-2023

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/06/2021 (date of document).

Affiant Signature

07/06/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

