Karen Johnson Davidson County
Batch# 693879 DEEDWARR
08/10/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210810-0107595

Name and Address of New Owner:
Karwan Fendi and Hasan Taher
3908 Stephens Ridge Way
Antioch, TN 37013

Send Tax Bills To:
Karwan Fendi and Hasan Taher

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173 160A 220.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Irwing Jaramillo-Cortes and Mercedes Hernandez Cortes, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karwan G. Fendi, a married man and Hasan Taher Taher, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 193, ON THE PLAN OF HIDDEN CREEK, PHASE 3, SECTION 2, OF RECORD IN INSTRUMENT NO. 20050714-0081683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO IRWING JARAMILLO-CORTES, A MARRIED, BY WARRANTY DEED FROM JEFFREY FREEMAN AND WIFE, CHRISTY FREEMAN, RECORDED ON MAY 4, 2015, OF RECORD IN INSTRUMENT NO. 20150504-0039995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3908 STEPHENS RIDGE WAY; ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2021.

_____ (SEAL)
Irwing Jaramillo-Cortes

_____ (SEAL)
Mercedes Hernandez Cortes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Irwing Jaramillo-Cortes and Mercedes Hernandez Cortes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

Notary Signature
My commission expires: 5/20/2024

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 11/08/2022
File No. 2021-3118

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, 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 August 6th, 2021.

Affiant Signature

8/9/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022