Karen Johnson Davidson County
Batch# 725381 DEEDWARR
09/28/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210928-0130329

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 21083716**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 KS Affiant Subscribed and sworn to before me, this 23rd day of September, 2021. Notary Public My Commission Expires: 6-23-25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Walther Rivera Maradiaga 3101 Fieldstone Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-10-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Najim Al Sudani and Zainab Sudani, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Walther Rivera Maradiaga , unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Cherry Hills, Section 10B, of record in Plat Book 5210, Page 139, 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 Najim Al Sudani and Zainab Al Sudani, husband and wife by Warranty deed from Joseph Norbert Muschler, III, A Married man of record in Instrument No. 20171116-0117972 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 16, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 5210, Page 139, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4550, Page 876 amended in Book 5405, Page 344, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Driveway Easement of record in Book 5557, Page 518, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 10353, Page 512, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 7154, Page 372, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3101 Fieldstone Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 23rd day of September, 2021.

Najim Al Sudani

Zainab Al Sudani
Zainab Sudani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Najim Al Sudani and Zainab Sudani, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/23/2021 (date of document).

Jennifer Russell
Affiant Signature

9/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

