Karen Johnson Davidson County
Batch# 743455 DEEDWARR
10/26/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211026-0143598

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Hany S. Sawires
2024 Stanford Village Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Paramount Residential Mortgage Group
1265 Corona Pointe Court, Suite 301
Corona, CA 92879

WARRANTY DEED

(Map 173-11-0A; Parcel 007.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CYNTHIA J. KENDALL, A SINGLE WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **HANY S. SAWIRES, A SINGLE MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 7, on the Plan of Stanford Village, Section One, of record in Instrument No. 200002040012060, (incorrectly referenced as 20000240012060 on current Deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Cynthia J. Kendall, single woman, by Warranty Deed dated November 4, 2016 from John A. Nixon, Jr., and Jana L. Nixon, recorded November 15, 2016, in Instrument Number 20161115-0120325, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2024 Stanford Village Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 21st day of October, 2021.

Cynthia J. Kendall

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia J. Kendall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, 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

Subscribed and sworn to before me this 21st day of October, 2021.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2021-673

True Copy Certification

I, Jenah Gunter, 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 21st day of October, 2021.

Affiant Signature

10-21-2021

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 21st day of October, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY