Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15917

Karen Johnson Davidson County
Batch# 744670 DEEDWARR
10/27/2021 10:10:51 AM 12 pgs
Fees: $63.00 Taxes: $1,498.50

20211027-0144209

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~Davidson~~ Saline
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

Dwanda F. White

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/ 15 /2021.

Meagan Ewing

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF KANSAS NOTARY PUBLIC
MEAGAN E
My Appointment
September 2

MEAGAN EWING
My Appointment Expires
September 2, 2024

# WARRANTY DEED

**THIS INSTRUMENT PREPARED BY**

CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2021-4458
ADDRESS OF NEW OWNER SEND TAX BILLS TO MAP-PARCEL

Rocket Mortgage, 1050 Woodward Ave, Detroit, MI 48226-1906
**Ayman Omar Faraj**

181-01-0A-215.00

325 Spicewood Lane

Nashville, TN 37211

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,

**Frebecca Earline Waymack, Dewanda F. White, Glenda R. Gage, Norma Joan Creed, Rita K. Aye, Bonnie R. Purcell, Kimberly Dawn Dement-Vandervoort, Alveda Lois Hurt, and Amy Knuth**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ayman Omar Faraj, a single man**

HEREINAFTER CALLED THE GRANTEE(S), 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. 106 on the Plan of Sugar Valley, Section Six of record in Plat at Instrument No. 20020321-0034914, 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 Rose E. Underwood, an unmarried woman by Warranty deed from Yazdian Construction Inc., a Tennessee corporation of record in Instrument No. 20030312-0033113 Register's Office for Davidson County, Tennessee, dated March 07, 2003 and recorded on March 12, 2003.

The said Rose E. Underwood, having died intestate on February 3, 2021, her interest in said property vesting in her heirs at law: Bonnie Ray Purcell, Dewanda Faye White, Glenda R. Gage, Norma Jean Creed, Frebecca Earline Waymack, Alveda Lois Hurt, Rita Kay Aye, Kimberly Dawn Dement-Vandervoot and Amy Knuth, as shown in Probate of record in Case No. 21P549, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 325 Spicewood Lane Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 18, 2021.

Estate of Rose E. Underwood

By: _____
Amy Knuth

**STATE OF FLORIDA**

**COUNTY OF** St. Johns

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Amy Knuth, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 18, 2021.

Notary Public State of Florida
Tonya E Forbes
My Commission HH 103049
Expires 03/10/2025

My Commission Expires: 3/10/2025

**File #: 2021-4458**
**RECORD & RETURN TO: CLOSED NASHVILLE, LLC 270 Franklin Road, Suite 160 Brentwood, TN 37027**

Witness my hand on October 15, 2021.

Estate of Rose E. Underwood

By: Dewanda F. White

Dewanda F. White

**STATE OF KANSAS**

**COUNTY OF** Saline

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dewanda F. White, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 15, 2021.

My Commission Expires: _____

Meagan Ewing

Notary Public



Witness my hand on October 13, 2021.

Estate of Rose E. Underwood

By: Bonnie R Purcell
Bonnie R. Purcell

**STATE OF ARKANSAS**

**COUNTY OF** Craighead

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bonnie R. Purcell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2021.

Beth Pitts

Notary Public

My Commission Expires: 7-19-2030

BETH PITTS
Notary Public - Arkansas
Craighead County
Commission # 12377210
My Commission Expires Jul 19, 2030

Witness my hand on October 12, 2021.

Estate of Rose E. Underwood

By: Glenda R Gage
Glenda R. Gage

**STATE OF ARKANSAS**

**COUNTY OF** Craighead

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Glenda R. Gage, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2021.

Beth Pitts

Notary Public

My Commission Expires: 7-19-2030

BETH PITTS
Notary Public - Arkansas
Craighead County
Commission # 12377210
My Commission Expires Jul 19, 2030

Witness my hand on October 13, 2021.

Estate of Rose E. Underwood

By: Norma Joan Creed
Norma Joan Creed

**STATE OF ARKANSAS**

**COUNTY OF** Craighead

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Norma Joan Creed, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2021.

Beth Pitts

Notary Public

My Commission Expires: July 19, 2030

BETH PITTS
Notary Public - Arkansas
Craighead County
Commission # 12377210
My Commission Expires Jul 19, 2030

Witness my hand on October 13, 2021.

Estate of Rose E. Underwood

By: _____
Alveda Lois Hurt

**STATE OF ARKANSAS**

**COUNTY OF** Craighead

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alveda Lois Hurt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2021.

Beth Pitts

Notary Public

My Commission Expires: 7-19-2030

BETH PITTS
Notary Public - Arkansas
Craighead County
Commission # 12377210
My Commission Expires Jul 19, 2030

Witness my hand on October 15, 2021.
Estate of Rose E. Underwood

By: _____
Kimberly Dawn DeMent-Vandervoort

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kimberly Dawn DeMent-Vandervoort, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October _____, 2021.

My Commission Expires: SEE ATTACHED ACKNOWLEDGMENT

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On OCTOBER 15, 2021 before me, Mark A. Palazuelos - Notary Public
(Here insert name and title of the officer),

personally appeared KIMBERLY DAWN DEMENT - VANDERVOORT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(~~ies~~), and that by his/her/~~their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mark a Palazuelos
Notary Public Signature (Notary Public Seal)

WMD2 MARK A. PALAZUELOS COMM. # 2252402 NOTARY PUBLIC CALIFORNIA ORANGE COUNTY My comm. expires Aug. 3, 2022 WMD2

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANT DEED
(Title or description of attached document)

—
(Title or description of attached document continued)

Number of Pages 2 Document Date 10-11-21

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual(s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

Witness my hand on October 15, 2021.

Estate of Rose E. Underwood

By: Rita K. Aye

Rita K. Aye

**STATE OF TENNESSEE**

**COUNTY OF** Robertson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rita K. Aye, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 15th, 2021.

Tammy Edwards

Notary Public

My Commission Expires: July 18, 2023

TAMMY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES JULY 18, 2023

Witness my hand on October 19th, 2021.

Estate of Rose E. Underwood

By: Frebecca Earline Waymack
Frebecca Earline Waymack

**STATE OF TENNESSEE**
**COUNTY OF** Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Frebecca Earline Waymack, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this Octerber 19th, 2021.

Janice Klitzing
Notary Public

My Commission Expires: 06-07-2025

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN