Karen Johnson Davidson County
Batch# 749784 DEEDWARRSP
11/05/2021 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20211105-0147914

FF 36488

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36488-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, 28th day of October, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hafiz Yafai 9725 TURNER LANE BRENTWOOD TN 37027	New Owner 9725 Turner Lane Brentwood, TN 37027	Map and Parcel No.: 16400027500

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, **Jean S. Harris** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anter Yafai** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Murfreesboro Pike Parcel #164-00-0-275.00, Antioch, TN, 37013

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

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, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 28th day of October, 2021.

Jean S. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Waffle House Subdivision, as of record in Instrument No. 20170222-0017971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean S. Harris by Special Warranty Deed dated December 21, 2020 from Waffle House, Inc., a Georgia Corporation, of record in Instrument No. 20210108-0003986, Register's Office for Davidson County, Tennessee.

Together with a Drainage Easement set forth in Instrument No. 20211025-0143479 and a Reciprocal Easement for access set forth in Instrument No. 20211025-0143478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Restrictions of record in Instrument No. 20210108-0003987, Register's Office for Davidson County, Tennessee, as amended by amendment to Declaration of Restrictions being recorded immediately prior hereto.
2. All matters appearing on the Plan of record as Instrument No. 20170222-0017971, Register's Office for Davidson County, Tennessee.
3. Clearance Permit of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160902-0092456, Register's Office for Davidson County, Tennessee.
5. Terms and conditions of Drainage Easement of record in Instrument No. 20211025-0143479, Register's Office for Davidson County, Tennessee.
6. Terms and conditions of Reciprocal Easement Agreement of record in Instrument No. 20211025-0143478, Register's Office for Davidson County, Tennessee

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/28/2021

GEORGE E. MUDTER, JR.
Dated 10/28/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/28/2021
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

