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

1 of 2

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

JM-ML-21-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fermin Morales Maraver (NAME)	**NEW OWNER** (NAME)	**120-01-0-070.00**
3221 LAUREL MOUNTAIN Rd ~~1216 Kermit Drive~~ (ADDRESS)	(ADDRESS)	
Murfreesboro, TN. 37129 ~~Nashville, TN 37217~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SALLY HABIB, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FERMIN MORALES MARAVER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of A Subdivision of The Temple O. Harris Farm of Miro Meadows of record in Plat Book 1424, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 70 feet on the Northerly margin of Kermit Drive and Extends back 231.5 feet on the westerly line and 230 feet on the easterly line to a dead line in the rear measuring 42 feet thereon.

Being the same property conveyed to Sally Habib by Quit Claim deed from Thanaa Y. Kozman of record in Instrument No. 20150123-0006888 Register's Office for Davidson County, Tennessee, dated January 19, 2015 and recorded on January 23, 2015.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1216 Kermit Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 755494 **DEEDWARR**
11/16/2021 10:59:35 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20211116-0152321

Witness my/our hand(s) this the 12th DAY OF NOVEMBER, 2021.

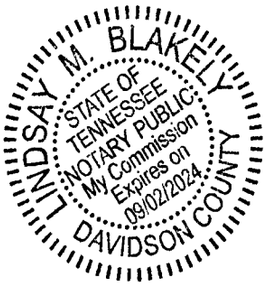
Sally Habib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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