WARRANTY DEED

Karen Johnson Davidson County
Batch# 761258 DEEDWARR
11/24/2021 03:35:15 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20211124-0156546

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Debbie Simon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kanar Kokoy	new owner	181140A17600
(NAME)	(NAME)	
8801 Dolcetto Grove	8264 Tapoco Ln	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Brock H Simon, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kanar Kokoy and Tareq Hawrami, husband and wife**, hereinafter called the GRANTEE(S), their 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 Unit 84 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brock H. Simon, an unmarried man by Warranty Deed from Kelly N. Cronin, n/k/a Kelly Nicole Barnett, a married woman, dated 11/03/2016 and recorded 11/04/2016, of record in Instrument 201611040116830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 200603170031088; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200509220114218, and amended Instrument 200605010049958, Instrument 200612280160255, Instrument 200612280160255, Instrument 200701300012170, and Instrument 200603170031088; (3) Grant of Transmission Line Easement of record in Book 4424, Page 967; (4) Reciprocal Easement Agreement of recorded in Instrument 200504150042176; (5) Stormwater Detention Agreement of record in Instrument 200505050050659; (6) Stormwater Detention Agreement of record in Instrument 200512190151949; (7) Quitclaim Deed to Villas at Concord Place Homeowners Association Inc of record in Instrument 200710170123089; (8) Charter of Villas at Concord Place Homeowners Association Inc of record in Instrument 200812190121383, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8801 Dolcetto Grove, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 19th day of November, 2021.

Brock H Simon by Debbie Simon, Attorney-in-fact

Brock H Simon by Debbie Simon, Attorney in Fact

State of Tennessee
County of Williamson

On this 19th day of November, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Debbie Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Brock H. Simon, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20211124-0156545, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 19th day of November, 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

[illegible], LLC
[illegible] South
[illegible] 37212
OM-C-21-8801

File No.: 1484877
Warranty Deed TN