Karen Johnson Davidson County
Batch# 764269 DEEDWARR
12/01/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211201-0158585

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Damika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF NOVEMBER, 2021.

Cheryl Buckingham
Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

Cheryl Buckingham STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112404

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dominique S. Lee	Newowners	
(NAME)	(NAME)	
1305 Paulson Way		172-08-0A-021.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TEVRI TAYIP, A MARRIED WOMAN AND PARVER TAYIP, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOMINIQUE S. LEE, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * Ayub Barwari

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. 21 on the Plan of Hunters Branch, Section 2B, as of record in Book 6900, Pages 336 and 337, Register's Office for said county.

Said Lot No.21 fronts 89.23 feet on the north margin of Paulson Way and runs back 127.01 feet on the westerly line and 100.00 feet on the easterly line to a line in the rear which measures 47.99 feet thereon.

Being the same property conveyed to Tevri Tayip, a married woman and Parver Tayip, a married woman by Warranty deed from Carole Ann Kent, and husband and Robert Seay Kent of record in Instrument No. 20160128-0008074, Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.
Ayub Barwari joins in the conveyance to transfer any marital interest he may have in the property.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1305 Paulson Way, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 22nd day of November, 2021

Tevri Tayip by Parver Tayip AIF
Tevri Tayip, by Parver Tayip, Attorney in Fact

Parver Tayip

Ayub Barwari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

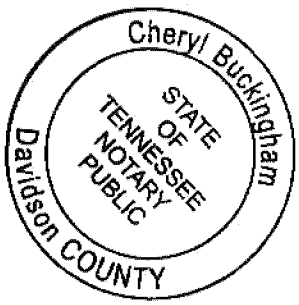
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Parver Tayip and Ayub Barwari, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2021.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

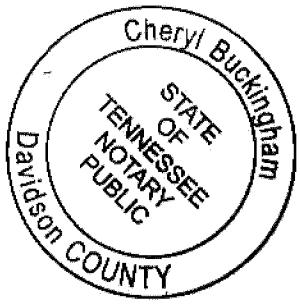
On this the 22nd day of November, 2021, before me personally appeared Parver Tayip to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tevri Tayip and who acknowledged he/she/they executed the same as the free act and deed of the said Tevri Tayip.

Witness my hand and official seal, this the 22nd day of November, 2021.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)



Certificate of Authenticity

I, Jamika Jones, 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 11/22/2021.

Date

Jamika Jones
Affiant Signature

11/24/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of NOVEMBER, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY