WARRANTY DEED

Karen Johnson Davidson County
Batch# 776596 DEEDWARR
12/20/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,111.85
20211220-0167623

BS-WHS-21-2132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 02/02/25

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)
Milad Yakoub	Milad Yakoub	
(NAME)	(NAME)	
2957 Owendale Dr	2957 Owendale Dr.	174-11-0A-166.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **LYNDA S. SUMMERS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILAD YAKOUB, AN UNMARRIED MAN,** 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. 454 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two of record in Plat at Instrument No. 20020821-0101307, 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 Lynda F. Beach, an unmarried woman by Warranty deed from Ronnie G. Hendrix, married of record in Instrument No. 20090504-0040066 Register's Office for Davidson County, Tennessee, dated April 27, 2009 and recorded on May 4, 2009. (Value of consideration shown in aforementioned deed $189,900.00.)

Being the same property conveyed to Lynda S. Nixon by Quitclaim deed from Lynda F. Beach, an unmarried woman of record in Instrument No. 20100716-0055718 Register's Office for Davidson County, Tennessee, dated July 14, 2010 and recorded on July 16, 2010. (Value of consideration shown in aforementioned deed $00.00.)

Being the same property conveyed to Lynda S. Summers, a married woman by Quitclaim deed from Lynda S. Summers, f/k/a Lynda S. Nixon, a married woman, herein joined by her spouse, Luther M. Summers of record in Instrument No. 20151020-0106763 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2132 Camille Drive Antioch, Tennessee 37013.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Instrument No. 20010606-0059239 and Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws appended thereto, of record in Instrument No. 20000905-0087103, as amended in Instrument No. 200001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558 and Instrument No. 20101228-0102708, Register's Office for Davidson County, Tennessee
- Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 200108160088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Deed for common areas to Cane Ridge Farms Homeowners Association, Inc of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

• Utility Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
• Easement to United Telephone Company of record in Instrument No. 20060607-0067535 and Instrument No. 20020123-0009340, in the Register's Office for Davidson County, Tennessee.
• Subject to Sanitary Sewer Easement of record in Instrument Number 2001030-0107214, in the Register's Office for Davidson County, Tennessee.
• Cane Ridge Farms HOA Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Camille Drive, Antioch, Tennessee 37013**.

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.

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2021.

Lynda S. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the ~~undersigned, a~~ Notary Public in and for said County and State, LYNDA S. SUMMERS, 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 9th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 9, 2021.

J. Carlton Drumwright

December 9, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 9, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY