WARRANTY DEED

Karen Johnson Davidson County
Batch# 788669 DEEDWARR
01/12/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20220112-0004295

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rudi Isabel Aguilar Mendoza	NEW OWNERS	14902002500
(NAME)	(NAME)	
106 Aileen Court	106 AILEEN COURT	
(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 considerations, the receipt of which is hereby acknowledged, **Izet H. Tovi and wife, Naveen Izet Tovi, who acquired title as Payman Osman,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rudi Isabel Aguilar Mendoza and Pedrina Tipaz Aguilar, as Joint Tenants with Rights of Survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessees, being Lot No. 17 on the Plan of Cottage Hill, Section 2, as of record in Plan Book 4660, Page 192, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Izet H. Tovi, and wife, Payman Osman by Warranty Deed dated 07/31/2003 from Larry D. King and wife, Beverly B. King of record in Instrument 20030804-0110432, Register's Office for Davidson County, Tennessee.

Izet H. Tovi being one and the same and also known as Ezat Hussein Tovi.

Payman Osman, being one and the same as Payman Izet Osman and Payman Izet Tovi, and now known as Nareen Izet Tovi pursuant to a naturalization process and Petition for Name Change with the US District Court for the Middle District of Tennessee granted on November 18, 2005.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2022 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 4660, Page 192, 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 ☒ 106 Aileen Court, Antioch, TN 37013

(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 heirs and/or 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/or 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 5th day of January, 2022.

Izet H Tovi

Izet H. Tovi

Nareen Izet Tovi

Nareen Izet Tovi

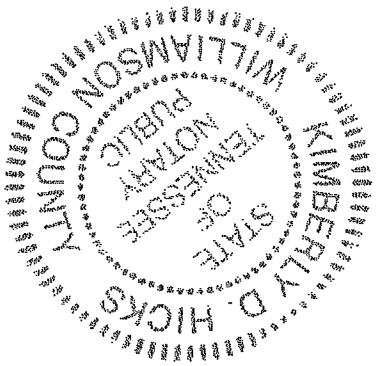
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Izet H. Tovi and Nareen Izet Tovi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of January, 2022.

Kimby D Hicks

Notary Public:
My Commission Expires: 2-27-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Certificate of Authenticity

I, Holly A Mason, 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 1/5/22.

Affiant Signature

1/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-5-22