Karen Johnson Davidson County
Batch# 809420 DEEDWARR
02/22/2022 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20220222-0019905

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226513

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$405,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of February, 2022.

Notary Public
My Commission Expires:

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

WARRANTY DEED

THIS INDENTURE, made this 7th day of February, 2022, among:

OTHMAN KOKOYI AND SERGUL KOKOYI, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TOMAS CANO, an unmarried

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Colewood Acres, Section One (1), of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning on the westerly margin of Olivia Drive, a common corner of Lots Nos. 60 and 61; thence with the westerly margin of Olivia Drive southwestwardly 102 feet to a concrete monument; thence continuing with said margin of said Drive, southwardly 6 feet to a concrete monument; thence to the right around a curve, 37.18 feet to a concrete monument in the northerly margin of Luker Lane; thence with the northerly margin of said Lane, northwestwardly 89 feet to a point, a common corner of Lots Nos. 61 and 62; thence with dividing line between said Lots 61 and 62, northeastwardly 90 feet to a point, the common corner of Lots 60, 61 and 62; thence with the dividing line between Lots 60 and 61 southeastwardly 108.6 feet to the point of beginning.

Being the same property conveyed to Othman Kokoyi and wife, Sergul Kokoyi by deed from William G. Odom, unmarried, dated October, 2003, of record in Instrument No. 20031022-0156157, Register's Office for Davidson County, Tennessee.

This property being known as 5041 Olivia Drive, Antioch, TN 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sergul Kokoyi

VENUE

Iraq)
(Country))
Erbil)
(State, Province, etc.)) SS.
Erbil)
(City)

Consulate General of the U.S.A)
(Name of the consular post)

State of _____

County of _____

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

Witness my hand and official seal this 27 day of January, 2022.

Notary Public

My Commission Expires: INDEFINITE

Juan José Aparicio
Vice Consul
United States of America

202202220019905

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Othman Kokoyi

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 7th day of February, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Tomas Cano
Address: 5041 Olivia Drive
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Tomas Cano
Address: 5041 Olivia Dr.
City, State, Zip: Antioch, TN 37013

Tax ID: 162-2-041.00

Tennessee Certification of Electronic Document

I, Besha Herron 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 2-7-22 (date of document).

Besha Herron
Affiant Signature

2-10-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of February 2022

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024