WARRANTY DEED

Karen Johnson Davidson County
Batch# 817242 DEEDWARR
03/08/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20220308-0026326

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/19/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Syed N. Huda	Syed N. Huda	
(NAME) 4901 Seiner Court	(NAME) P.O. Box 249	087 09 0 096.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **we Nicholas B. Coury and Marlene G. Coury, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Syed N. Huda and Shahana Huda, husband and wife,** hereinafter called the GRANTEE(S), his/her/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 Lot No. 41, on the Plan of New Hope Estates, Phase 2, of record in Book 9700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas B. Coury and Marlene G. Coury by Warranty Deed from Brian M. Tucker and Marcela V. Tucker, husband and wife, dated 08/01/2014 and recorded 08/07/2014, of record in Instrument 201408070071394, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 101, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 11665, Page 811, Register's Office for Davidson County, Tennessee. Easement recorded in Book 221, Page 384, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers recorded in Book 6909, Page 840, Register's Office for Davidson County, Tennessee. Joint Use Dedication of Easement Agreement of recorded in Book 7216, Page 477, Deed of Correction of Joint Use and Dedication of Easement Agreement of record in Book 8111, Page 562, Register's Office for Davidson County, Tennessee. Easement recorded in Book 8111, Page 567, Register's Office for Davidson County, Tennessee. Easement Contained in Quitclaim Deed of recorded in Book 9550, Page 330, 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 ☒ 4901 Seiner Court, Hermitage, TN 37076

(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), his/her/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), his/her/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 14th day of February, 2022.

Nicholas B. Coury

Marlene G. Coury

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas B. Coury and Marlene G. Coury, 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 14th day of February, 2022.

Notary Public:
My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 February 14, 2022.

Rachel Minton
Affiant
Date: February 25, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of February 2022.

Lori Patterson
Notary Public

My Commission Expires: 11-5-2024

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON