Karen Johnson Davidson County
Batch# 822827 DEEDWARR
03/16/2022 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20220316-0030339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/04/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3266

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Fahim Eryan	FAHIM ERYAN	148-08-0-072.00
2089 BROOKSTONE DR	2089 BROOKSTONE DR	
MT JULIET, TN 37122	MT JULIET, TN 37122	

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,

Sandra Tugrul and James Cunningham

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fahim Eryan, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 68 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4460, Page 54 and 55, 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 Walter Myers Cunningham, Jr., an unmarried person by Warranty deed from Michael James Trotter and wife, Anneva P. Trotter of record in Book 6202, page 637, Register's Office for Davidson County, Tennessee, dated December 27, 1983 and recorded on December 28, 1983.

Walter Myers Cunningham, Jr., having died intestate on April 16, 2020, his interest in said property vesting in his heirs at law: James Cunningham and Sandra Tugrul, as shown in Affidavit of heirship recorded in Instrument No. 20200522-0053274 and probate in Docket No. 20P731, Chancery Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 829 Oakwood Terrace Drive Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 4, 2022.

Sandra Tugrul

STATE OF OHIO

COUNTY OF Warren

Personally appeared before me, a Notary Public of said County and State, Sandra Tugrul, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2022.

Notary Public

My Commission Expires: 10-07-2025

JESSICA WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
October 7, 2025

Witness my hand on March 4, 2022.

James Cunningham

STATE OF

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, James Cunningham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2022.

Notary Public

My Commission Expires: _____

File #: 2022-3266

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on March 4, 2022.

Sandra Tugrul

STATE OF

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Sandra Tugrul, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2022.

Notary Public

My Commission Expires: _____

Witness my hand on March 4, 2022.

James Cunningham

STATE OF California

COUNTY OF Santa Barbara

Personally appeared before me, a Notary Public of said County and State, James Cunningham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2022.

Notary Public

My Commission Expires: 10-15-2022

KELLY CLARK
Notary Public - California
Santa Barbara County
Commission # 2262942
My Comm. Expires Oct 15, 2022

File #: 2022-3266

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 March 4, 2022.

J. Carlton Drumwright

March 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 4, 2022.

Notary

My Commission Expires: 12/18/22

