WARRANTY DEED

Karen Johnson Davidson County
Batch# 841476 DEEDWARR
04/19/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220419-0044625

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2023

(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Malak Kaleny	New Owner C/O Loandepot	164130A01300
(NAME)	(NAME)	
6121 Bent Wood Drive	26642 Towne Centre Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Foothill Ranch, CA 92610	
(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, I/we **Massey M. Hemenway and Laural A. Hemenway, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Malak Kaleny and Neveen Habib, married**, 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. 13, Phase Two, Treehaven, as shown on Plat of record in Instrument No. 200001120004272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Massey M. Hemenway and Laural A. Hemenway, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Laural A. Hemenway, formerly known as Laural A. Nutt, a married woman, who acquired title without marital status, dated 12/16/2015 and recorded 12/29/2015, of record in Instrument 201512290130401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 200001120004272; (2) Covenants, conditions, easements and restrictions recorded in Book 11588, Page 484 and Amendment Declarations of recorded in Book 11669, Page 376, Instrument 200103080021946, Instrument 200105040046260 and Instrument 200305270071168; (3) Charter of Summerfield Homeowners Association Inc. of record in Book 11648, Page 660; (4) By-laws of Summerfield Homeowners Association Inc. of record in Book 11648, Page 662 and Amendment to Bylaws of recorded in Instrument 200105040046261, 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 ☒ 6121 Bent Wood Drive, 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), 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 7 day of April, 2022.

Massey M. Hemenway

Laural A. Hemenway

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 Massey M. Hemenway and Laurel A. Hemenway, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of April, 2022.

Notary Public:
My Commission Expires: 10/21/23

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 4-07-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 04-07-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 04-07-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

