THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220139197** Karen Johnson Davidson County Batch# 841711 DEEDWARR 04/19/2022 12:02:30 PM 3 pgs Fees: $18.00 Taxes: $1,369.00 20220419-0044958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2022. Notary Public My Commission Expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rihana Ahmed Seman 709 Ansley Court Antioch TN 37013	F & M Bank 50 Franklin St Clarksville, TN 37040	Tax Parcel ID No. 175-01-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel Meyer Pankowski and Ben Michael Pankowski, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rihana Ahmed Seman,** unmarried woman ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, 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 Rachel Meyer Pankowski and Ben Michael Pankowski, wife and husband by Warranty deed from Onochie Victor Egwuatu and Nneka Flora Egwuatu, husband and wife of record in Instrument No. 20181228-0125829 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 28, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 912, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10353, Page 575; Book 10640, Page 941; Book 10717, Page 97; Book 11455, Page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Asheford Crossing of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.

Charter of Asheford Crossing Homeowners Association of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

Subject to Easement and agreement in Book 9336, Page 238, Book 10574, Page 867, and Book 1224, Page 257, Register's Office for Davidson County, Tennessee.

This is improved property located at 709 Ansley Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 1st day of April, 2022.

Rachel Meyer Pankowski

Ben Michael Pankowski

STATE OF Kentucky)
COUNTY OF Oldham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Meyer Pankowski and Ben Michael Pankowski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public
My Commission Expires: July 22, 2024

MATTHEW C. ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP11423
My Commission Expires July 22, 2024

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 April 1, 2022.

J. Carlton Drumwright

April 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 1, 2022.

Notary

My Commission Expires: 12/18/22

