Karen Johnson Davidson County
Batch# 843232 DEEDWARR
04/20/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $281.20
20220420-0045887

Prepared By:
First National Title & Escrow, LLC
1300 Division Road, Suite 306
West Warwick, RI 02893

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant (Grantees)

Subscribed and sworn to before me on this 11th Day of April, 2022

Notary Public
My commission expires: 2/20/2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Payman & Seade Beduhe 2424 Ponderosa Way Antioch TN 37013	Same as new owner	149 06 0 006.00

WARRANTY DEED

For and in consideration of the sum of $76,000.00, cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ferman W. Waysi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Payman Beduhe and Seade Beduhe, as Joint Tenants with Rights of Survivorship, hereinafter call the Grantees, their successors 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, Lot 17, Pebble Creek, Section 3, as of record in Book 5210, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property vested to Ferman W. Waysi by Fred O. Gurley and wife Sherra Gurley, dated January 12, 2005 and recorded January 25, 2005 as Instrument No. 20050125-0009134 in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **2424 Ponderosa Way, Antioch TN 37013**

Parcel No: 149 06 0 006.00

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 and seal this 11th day of April 2022.

Ferman Waysi

Ferman W. Waysi

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of April, 2022, before me, the undersigned, notary public, personally appeared Ferman W. Waysi, who proved to me through satisfactory evidence of identification which were Drivers License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angel Bradley
Notary Public Tennessee
My Commission Expires: 2/20/2023

Tennessee Certification of Electronic Document

I, Cody Nall, 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 4/11/2022 (date of document).

Cody Nall
Affiant Signature

4/14/22
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 14th day of April, 2022.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.