Karen Johnson Davidson County
Batch# 860328 DEEDWARR
05/20/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220520-0059127

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2022.

Notary Public

My commission expires: 01.08.2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeremey Canlas Deocampo and Maritess Canlas	New Owner	164-10-0B-024.00-CO
4330 Summercrest Boulevard #1218		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Showan Masood Ibrahim and Eve Tayyar, husband and wife, as Tenants by the entirety

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeremey Canlas Deocampo, an unmarried man and Maritess Canlas, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1218 of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Eve Tayyar, married by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190501-0040217 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

Being the same property conveyed to Showan Masood Ibrahim and Eve Tayyar, husband and wife, as Tenants by the entirety by QuitClaim deed from Eve Tayyar, a married woman of record in Instrument No. 20210628-0087206 Register's Office for Davidson County, Tennessee, dated June 23, 2021 and recorded on June 28, 2021.

BEING improved property known as **4330 Summercrest Boulevard #1218, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of May, 2022.

Showan Masood Ibrahim
Showan Masood Ibrahim

Eve Tayyar
Eve Tayyar

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Showan Masood Ibrahim and Eve Tayyar, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of May, 2022.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 22-000472-529

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 05/09/2022 (date of document).

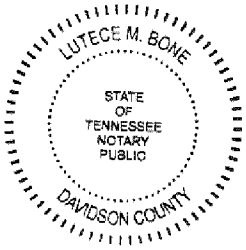
Affiant Signature

05/09/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 09 day of May, 2022.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL