WARRANTY DEED

Karen Johnson Davidson County
Batch# 896944 DEEDWARR
08/01/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20220801-0087253

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/29/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3976

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nancy Sanchez Pena	New owner	149-05-0-137.00
4921 Pebble Creek Drive		
Antioch, TN 37013		

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,

Zozan J. Yahya and Kovan J. Yahya and Hezhar J. Yahya

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

Nancy Sanchez Pena, sole owner

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. 12 on the Plan of Pebble Creek Section One, of record in Book 5210, Page 72, Register's Office for said County.

Said Lot No. 12, which is a corner lot, fronts 126.35 feet on the Northeasterly margin of Pebble Creek Drive and fronts 89.22 feet on the Northwesterly margin of Ponderosa Way, said frontages being joined by a curve having a length of 38.44 feet, and extends back 167.44 feet on the Northeasterly line and 136.01 feet on the Northwesterly line to a point of interaction.

Being the same property conveyed to Zozan J. Yahya and Kovan J. Yahya and Hezhar J. Yahya by Warranty deed from Steve M. Reed and wife, Brenda B. Reed of record in Instrument No. 20020604-0067489 Register's Office for Davidson County, Tennessee, dated May 31, 2002 and recorded on June 4, 2002. (Value of consideration shown in aforementioned deed $159,000.00.) Property address being provided for informational purpose only.

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 4921 Pebble Creek 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 July 29, 2022.

Kovan J. Yahya

Zozan J. Yahya

Hezhar J. Yahya

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Zozan J. Yahya and Kovan J. Yahya and Hezhar J. Yahya, 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 July 29, 2022.

Notary Public

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

My Commission Expires: _____

File #: 2022-3976

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 07/29/2022 (date of document).

Affiant Signature

08/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of August, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

