Karen Johnson Davidson County
Batch# 899150 DEEDWARR
08/04/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220804-0088990

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day ofJune,2022

Notary Public

MY CO MISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Semhar Ghilwet and Daniel Ghilwet	New Owner	14215001100
(NAME)	(NAME)	
632 Harpeth Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CIIY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David E. Stanton and wife, Bettye E. Stanton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Ghilwet and Semhar Ghilwet, husband and wife,** hereinafter called the GRANTEES, 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. 92 on the Plan of Harpeth Valley Park, Section 1, of record in Plat Book 3600, Pages 93 and 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David E. Stanton and wife, Bettye E. Stanton by deed dated September 27, 2004 from Beth A. Eiler f/k/a Beth A. Beaty and husband Christopher Eiler of record in Insturment No. 20040930-0118042, Register's Office for Davidson County, Tennessee.

unimproved ☐

Th sis improved 0 property, known as 632 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.0 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 17th day of June, 2022.

David E. Stanton

Bettye E. Stanton

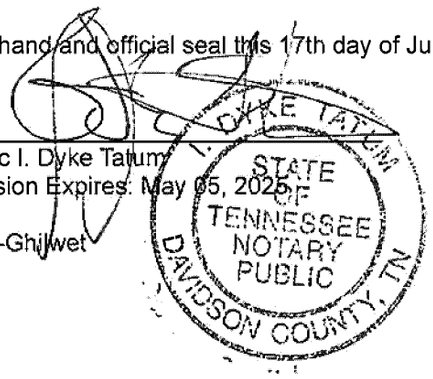
State of Tennessee
County of Davidson

On this 17th day of June, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared David E. Stanton and Bettye E. Stanton, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 17th day of June, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Ghilwet



Certificate of Authenticity

I, Beth Cooper, 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 **June 17, 2022**.

Affiant Signature

June 17, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

17th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

