Karen Johnson Davidson County
Batch# 900647 DEEDWARR
08/09/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20220809-0090318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kirollos Tanas 1540 Sunbeam Dr. Antioch, TN 37013	new owner	182-01-0A-146-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy C. Curtis, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kirollos Tanas,** unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Phase Three, Sunset Hills, RSS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy C. Curtis, unmarried by Warranty Deed from TR & D Homes, Inc., a Tennessee Corporation, dated 09/30/2013, of record in Instrument 201310020103385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1540 Sunbeam Dr., 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, 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 hand(s) this the 5th day of August, 2022.

Timothy C. Curtis

STATE OF Iowa
COUNTY OF Jefferson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy C. Curtis, an unmarried man with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of August, 2022.

Cattrione Faircrest
Notary Public



My Commission Expires: 11-05-2024

(SEAL)

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/5/2022, (date of document).

Affiant Signature

8/8/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of Aug., 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON