Karen Johnson Davidson County
Batch# 919048 DEEDWARR
09/20/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220920-0104530

WARRANTY DEED

LINZIE ANN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 01/23/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Azad Faethullah Berivan Hamasalih	New Owner	174-11-0-A 018.00 CO
(NAME)	(NAME)	
1072 Blairfield Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (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, **Deloris Davies and Robert J. Davies, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Azad Faethullah and Berivan Hamasalih,** 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. 18 on the Plan of Cane Ridge Farms, Phase One, of record in Instrument No. 20000825-0083988, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Deloris Davies, married by deed of record in Instrument No. 20030108-0003145, Register's Office for Davidson County, Tennessee.

Robert J. Davies executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1072 Blairfield Drive, Antioch, TN 37013
(House Number) (Street) (P.O. 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 16th day of September, 2022.

x Deloris Davies
Deloris Davies

x Robert J. Davies
Robert J. Davies

State of North Carolina
County of Forsyth

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Deloris Davies and Robert J. Davies 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.

WITNESS my hand and seal this 15 day of September, 2022.

x Amanda Joyce
Notary Public
My Commission Expires: August 27, 2024

AMANDA JOYCE NOTARY PUBLIC STOKES COUNTY, NC My Commission Expires 08-27-2024

File No.: 22681

Certificate of Authenticity

I, Katie Smith, 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 9/15/22.

Date

KS

Affiant Signature

9/15/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY