Karen Johnson Davidson County
Batch# 931634 DEEDWARR
10/19/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,504.05
20221019-0114074

WARRANTY DEED

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lamarcreo Kennedy Loletia Lawrence	Legacy Mutual Mortgage	15101002800CO
(NAME)	(NAME)	
209 Burwick Court	1133 Ocean Ave., Mail Stop DP5889	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lakewood, NJ 08701	
(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, **Dilavan Saban and Diljeen Yassen, aka Diljeen Yaseen in previous deed, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Loletua Soutrae Lawrence and Lamarceo Martez Kennedy, wife and husband,** 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. 28 on the plan of Chatham Pointe of record in Plat Book 6900, Pages 444 through 447, inclusive, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dilavan Saban and wife, Diljeen Yaseen deed of record in Instrument No. 20220224-0020775, Register's Office for Davidson County, Tennessee.

Diljeen Yaseen being the same as Diljeen Yassen

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 209 Burwick Court, 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 18th day of October, 2022.

Dilavan Saban
Dilavan Saban

Diljeen Yaseen
Diljeen Yassen A.K.A. Diljeen Yaseen

State of Tennessee
County of Davidson

KK
*AKA. Diljeen Yaseen

Personally appeared before me Dilavan Saban and Diljeen Yassen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2022.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16569

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/18/2022 (date of document).

Jennifer Russell
Affiant Signature

10/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

