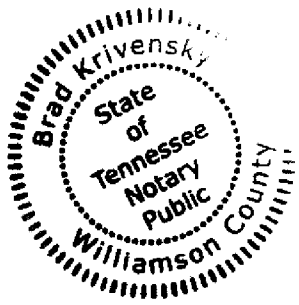
Karen Johnson Davidson County
Batch# 941740 DEEDWARR
11/16/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20221116-0121860



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Michelle Jones
Affiant

Subscribed and sworn to before me, this 15th day of November, 2022.

Notary Public

My commission expires: 10/27/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hasan Sivasli and Nese Sivasli	United Wholesale Mortgage	**126-15-0B-300.00-CO**
7368 Middlebrook Circle	585 South Blvd, E	
Nashville, TN 37221	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Fred E. Gross and Esther M. Gross, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hasan Sivasli and Nese Sivasli, husband and wife, as joint tenants with full rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Four, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, 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 Fred E. Gross and Esther M. Gross, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20030220-0022428 Register's Office for Davidson County, Tennessee, dated February 19, 2003 and recorded on February 20, 2003.

This is **improved** property known as **7368 Middlebrook Circle, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 15th day of November, 2022.

Fred E Gross by Don Paul Gross
His attorney-in-fact

Fred E. Gross by Don Paul Gross
His attorney-in-fact

Esther M Gross by Don Paul Gross
her attorney-in-fact

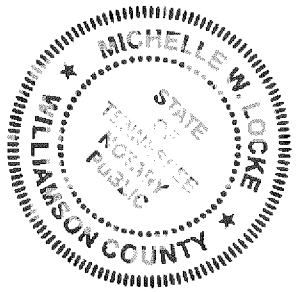
Esther M. Gross by Don Paul Gross
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Don Paul Gross, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Fred E. Gross and Esther M. Gross and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Fred E. Gross and Esther M. Gross.

Witness my hand and official seal this 15th day of November, 2022.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 22-001300-525

Tennessee Certification of Electronic Document

I, Michelle W Locke, 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 11/15/22 (date of document).

Michelle W Locke
Affiant Signature

11/15/22
Date

State of TN

County of Williamson

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

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

