Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 943223 DEEDWARR
11/21/2022 10:19:28 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30



20221121-0123067

2022-524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

Subscribed and sworn to before me this 17th day of November, 2022.

Notary Public
My Commission Expires:



Address of New Owner:	Send Tax Bills to:	Tax Information:
Khalat Fatah Sayni	New Owner	
148 Blackpool Drive		133 16 0 094.00
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kaylee N. Hajek f/n/a Kaylee N. Snyder, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Khalat Fatah Sayni, married,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, Kenilworth Estates, Section Three, as shown on Plan of record in Book 2900, Page 149-150, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaylee N. Snyder, a single woman by Warranty Deed from BMP Properties LLC, a Tennessee limited liability company of record in Instrument No. 20170502-0043074, Register's Office for Davidson, Tennessee, dated April 26, 2017 and recorded on May 2, 2017.

Jarrod Hajek, spouse of Kaylee N. Hajek, joins in the execution of this instument for the purpose of conveying his marital interests, if any, in the subject property.

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

This is improved property located at **306 Tampa Drive, Nashville, TN 37211.**

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 our hands this 17th day of November, 2022.

Kaylee N. Hajek

Jarrod Hajek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaylee N. Hajek and Jarrod Hajek, 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 official seal at Nashville, Tennessee, this 17th day of November, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

