Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0317

Karen Johnson Davidson County
Batch# 944184 DEEDWARR
11/22/2022 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20221122-0123800

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

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

Notary Public

Commission Expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shevan Jelal Murat 7425 Stecoah Street Antioch, TN 37013	Ameris Bank 1800 Parkway Place, Ste. 820 Marietta, GA 30067	181-03-0A-244.00 CO

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, I/WE,

Charlotte J. Magee and Michael C. Magee, heirs at law of Marcus C. Magee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHEVAN JELAL MURAT AND CIHANFAWZI MOHA RASHI, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 83, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument Number 20060330-0035946, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marcus C. Magee, a single man, by Warranty Deed from Terry N. Tilton and Jonie Tilton, husband and wife, dated 10/20/2017 and recorded 10/23/2017 in Instrument Number 20171023-0108083, Register's Office for Davidson County, Tennessee. The said Marcus C. Magee (aka Marcus Cornell Magee) died intestate and unmarried with no children on September 14, 2021. Pursuant to Order to Probate filed 2/10/2022 in Docket No. 21P-2172 in the Circuit Court for Davidson County, Tennessee (Probate Division), Charlotte J. Magee was appointed as Personal Representative.

Pursuant to Affidavits of Heirship recorded 3/24/2022 in Instrument Numbers 20220324-0034204 and 20220324-0034205, said Register's, the decedent's only heirs at law are reported to be his parents, Charlotte J. Magee and Michael C. Magee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7425 Stecoah Street, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of November, 2022.

Charlotte J. Magee

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlotte J. Magee** 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 Kennesaw, Georgia this 15 day of November, 2022.

Notary Public
My Commission Expires: 08-09-2025

Megan Parsons
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 08/09/2025

Dated this the 17 day of November, 2022.

Michael C. Magee

Michael C. Magee

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael C. Magee** 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 Hendersonville, Tennessee this 17 day of November, 2022.

Dawn Campbell

Notary Public
My Commission Expires: July 1, 2026

DAWN CAMPBELL
My Notary ID # 126203071
Expires July 1, 2026

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/18/22.

Date

Celia Stewart-Rouse

Affiant Signature

11/18/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

