Karen Johnson Davidson County
Batch# 982821 DEEDWARR
03/21/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230321-0020326

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ibrahim Ezzeir
Ameena Khoshnaw
4236 Rachel Donelson Pass
Hermitage, TN 37076

SEND TAX BILL TO:
Regions Bank dba Regions Mtg.
2050 Parkway Office Circle
Birmingham, AL 35244

MAP/PARCEL 075-11-04-103.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garret M. Blunier and wife, Whitney Blunier, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ibrahim Ezzeir and Ameena Khoshnaw, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of First Revision, Phase Four - A, Heritage Meadows of record in Plat at Instrument No. 20020123-0009310, 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 Garret M. Blunier and Michael A. Blunier by Warranty Deed from Michael Paul Hartlein and wife, Shannon Nicole Nartlein of record in Instrument No. 20110425-0031124, Register's Office for Davidson County, Tennessee, dated April 12, 2011, and recorded on April 25, 2011.

Being the same property conveyed to Garret M. Blunier and wife, Whitney Blunier by Quitclaim deed from Garret M. Blunier and Michael A. Blunier of record in Instrument No. 20180802-0075663, Register's Office for Davidson County, Tennessee, dated July 24, 2018, and recorded on August 02, 2018.

This is improved property known as: **4236 Rachel Donelson Pass, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do 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.

Possession to be given 13th day of March, 2023.

WITNESS MY HAND on this the 13th day of March, 2023.

Garret M. Blunier

Whitney Blunier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Garret M. Blunier and Whitney Blunier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 06-25-2024

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

March 13, 2023

Affiant Signature

Date: 3-21-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of March 20 23

Notary Signature

My Commission Expires:

TAMMY SEXTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires 06-25-2024

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