Karen Johnson Davidson County
Batch# 988594 DEEDWARR
04/05/2023 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20230405-0024715

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF ~~MARCH~~ April, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

LR-SH-23-2112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haval Salihi	New Owner	
(NAME)	(NAME)	**173-08-0A-095.00-CO**
2112 Skyglen Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES WEATHERS, UNMARRIED AND ABRAHAM WHITAKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAVAL SALIHI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Final Plat of Section Three, Deer Valley of record in Plat at Instrument No. 20060614-0070867, 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 James Weathers, an unmarried woman, and Abraham Whitaker, married man, by Quitclaim Deed from James Weathers, an unmarried woman, of record in Instrument No. 20221028-0116677, Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on October 28, 2022.

James Weathers being erroneously referenced in Instrument No: 20221028-0116677 as an Unmarried Woman in prior conveyance. Subject conveyance should read "James Weathers, an unmarried man and Abraham Whitaker, a married man.

Subject property is not primary residence of Grantor(s), and/ or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060614-0070867, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Charter of Deer Valley Homeowner's Association, Inc. of record in Instrument Number 20021212-0153692, as amended in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Easements of record of record in Instrument Number 20001205-0119205; 20001205-0119206; 20010503-0045314; 20020627-0077608 and 19991207-0300314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Skyglen Trace, Antioch, Tennessee 013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31st DAY OF MARCH, 2023.

James Weathers

Abraham Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WEATHERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAHAM WHITAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 31st DAY OF MARCH, 2023.

James Weathers

MK ~~Abraham Whitaker~~

STATE OF ~~TENNESSEE~~ Georgia (MK)
COUNTY OF ~~DAVIDSON~~ Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WEATHERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public
My Commission Expires: 06-07-2024
(SEAL)

MONICA M. KNOX NOTARY PUBLIC GEORGIA EXPIRES 06-07-2024 PAULDING COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAHAM WHITAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kate Smith, 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

3/31/23.

Date

Affiant Signature

3/31/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

