Karen Johnson Davidson County
Batch# 992879 DEEDWARR
04/17/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20230417-0028044

RECORDING INFO	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $375,000.00. Affiant Sworn to and subscribed before me this 13 day of April, 2023. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 6TH, 2026

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Majdolin Kamamji 805 Sandworth Cv Antioch, TN 37013	New Owner(s)	164-10-0A-265.00

THIS GENERAL WARRANTY DEED is made and effective as of the 13th day of April, 2023 (the "***Effective Date***"), by and between:

JASON A. SHERRELL AND ANDREA G. SHERRELL, HUSBAND AND WIFE ("***Grantor***"); and

MAJDOLIN KAMAMJI, A MARRIED WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Final Plat of Village Five, Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Jason A. Sherrell and Andrea G. Sherrell, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160817-0085800 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on August 17, 2016.

This is improved property commonly known as 805 Sandworth Cv, Antioch, TN 37013.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record as Instrument Number 20051103-0133115, Register's Office of Davidson County, Tennessee.

2. Restrictions of record in Book 11588, Page 484, Book 11669, Page 376 and Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20051103-0133359, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. By law of Summerfield Homeowner's Association of record in Book 11648, Page 662 and Amended Recorded in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 11648, Page 660 and Amended Recorded in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.

5. Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument Number 200001130004777 and in Instrument No. 20050329-0033458, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewers and Strom Drainage of record in Instrument Number 199912160303934 and in Instrument No. 200008090079074, in the Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Jason A. Sherrell

Andrea G. Sherrell

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, JASON A. SHERRELL and ANDREA G. SHERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of April, 2023.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Patti Robitaille
Notary Public

My Commission Expires: _____

202304170028044

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 April 13, 2023 (date of document).

Date: April 17, 2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 17th day of April, 2023.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026