WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023135 DEEDWARR
07/06/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20230706-0051689

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wil.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,000.00.

Austin Cole
Affiant

Subscribed and sworn to me on 07/ 6 /23.

NOTARY ~~PUBLIC~~

My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Austin Cole 4028 Magnolia Farms Drive Hermitage, TN 37076	Cadence Bank P.O. Box 3256 Tupelo, MS 38803-3256	086 13 0A 052.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Assaf Amar, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Austin Cole, single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Assaf Amar by Quitclaim Deed from Hodaya Moldovano, of record in Instrument No. 20200617-0063345, Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded June 17, 2020.
>
> Being the same property conveyed to Assaf Amar and Hodaya Moldovano, husband and wife, by Warranty Deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190513-0044713, Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded May 13, 2019.
>
> This is Improved property, known as 4028 Magnolia Farms Drive, Hermitage, TN 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on 07/ 06 /23.

Assaf Amar, by
Brenda Lewis, attorney-in-fact

Assaf Amar
By: Brenda Lewis, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Lewis, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Assaf Amar and is authorized by Assaf Amar to execute this instrument on behalf of Assaf Amar.

Witness my hand and official seal on 07/ 06 /23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

I, Sheri Engel, 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 this 6th day of July, 2023

Sheri Engel

Dated 7/6/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 6th day of July, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY