This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1043463 DEEDWARR
08/28/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,116.66
20230828-0067071

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $301,800

Affiant Signature

Subscribed and sworn to before me on this the 11 Day of Aug, 2023.

Notary Public

My Commission expires 1/25/26

ED HUMSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Fatemeh Parvin Sidhu
5108 Greer Station Drive,
Hermitage, TN 37076
SEND TAX BILLS TO:
Fatemeh Parvin Sidhu
5108 Greer Station Drive,
Hermitage, TN 37076
MAP AND PARCEL NUMBER: Tax ID #: 075120A05500CO

WARRANTY DEED
23NT00748

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christy L. Kelly, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fatemeh Parvin Sidhu

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 140 on the Plan of Greer Meadows at Cedar Creek, Section One Revised, as of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed to Christy L. Kelly, an unmarried woman by Warranty Deed from Sarah Fowler and Randall Fowler, wife and husband and Meredith Savage Brim and Brian Savage, Heirs at Law of the Estate of Emily Savage dated 12/03/2019 recorded 12/04/2019 in Document Number 20191204-0125245, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5108 Greer Station Dr, Hermitage, TN 37076-2359

This conveyance is made subject to restrictions of record, book 8060, page 685, book 10802, page 402, Book 8060, page 680, Register's office for Davidson County, Tennessee

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 11TH day of AUGUST, 2023

Christy L. Kelly nka Christy L. Sessum

Christy L. Kelly nka Christy L. Sessum

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christy L. Kelly nka Christy L. Sessum,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 25 / 26

ED HUNSBERGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

Michael Glen Sessum Jr

Michael Glen Sessum Jr

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Glen Sessum Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 25 / 26

ED HUNSBERGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/11/23 (date of document).

Affiant Signature

8/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of August, 2023.

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025