Karen Johnson Davidson County
Batch# 1054101 DEEDWARR
09/26/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230926-0075569

ADDRESS NEW OWNER: Leyla Jemal
1805 Timber Grove
Nashville, TN 37214

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 108-16-0A-033.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nathaniel J. Jarrard and Courtney D. Jarrard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Leyla Jemal, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Nathaniel J. Jarrard and Courtney D. Jarrard, husband and wife, from Liang Houg and Li Huang, husband and wife, by Warranty Deed recorded on March 27, 2017, in Instrument No. 20170327-0029618, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1805 Timber Grove, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of Timber Grove of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for Timber Grove of record in Instrument No. 20040115-0006462, said Register's Office.(4) Charter of Timber Ridge Homeowners Association, Inc. of record in Instrument No. 20040123-0009124, said Register's Office.(5) Quitclaim Deed to Timber Ridge Homeowners Association, Inc. for open space of record in Instrument No. 20140429-0035813 and Instrument No. 20160916-0097636, said Register's Office.(6) Subject to cemetery located in northeast corner of property and a road for ingress and egress to said cemetery (on acreage) of record in Book 5376, Page 868, reiterated in Book 10770, Page 517 and re-recorded in Book 11119, Page 817, said Register's Office. As may affect.(7) Subject to Ingress and Egress Easement in Cemetery in Book 10843, Page 681, said Register's Office.(8) Subject to ingress and egress to cemetery adjacent to subject property.(9) Subject to rights of parties entitled thereto to keep therein the bodies and remains of deceased persons not interered thereon. Further, subject to the rights of said parties for ingress and egress to said cemetery.(10) Roadway Easement of record in Book 10725, Page 218, said Register's Office.(11) Avigation Easement of record in Book 10725, Page 219 and Book 10725, Page 222, said Register's Office.(12) Stormwater Detention Agreement of record in in Instrument No. 20000728-0074568, said Register's Office.(13) Certificate of Correction of Notary Acknowledgement in Instrument No. 20170609-0057929,said Register's Office.(14) Scrivener's Affidavit in Instrument No. 20170627-0064496, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of September 2023.

Nathaniel J. Jarrard

Courtney D. Jarrard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nathaniel J. Jarrard and Courtney D. Jarrard, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 20th day of September 2023.

C. BOYD S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Affiant

Subscribed and sworn before me this 20th day of September 2023.

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 01/25/24

File No. 2309-138

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 20, 2023.

J. Carlton Drumwright

September 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY