16983

Return To
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $555,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF OCTOBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson
Batch# 1058999
10/09/2023 11 38 50 AM
Fees $13 00 Taxes $2,053 50

Davidson County
DEEDWARR
2 pgs

20231009-0079292

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3009LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nechervan Taabur and Mamand Taabur	SWBC Mortgage Corp	
6808 Sunnywood Drive	9311 San Pedro #100	181 01 0A 034 00
Nashville, TN 37211	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL ANTHONY CAVALIERE, AN UNMARRIED MAN, AND KATHERINE A. BANIK, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NECHERVAN TAABUR, A MARRIED MAN AND MAMAND TAABUR, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 37 on the Plan of Section One, Sugar Valley, of record in Plat Book 9700, Page 374, as amended in Plat Book 9700, Page(s) 709 through 711, inclusive, in the Registers 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 Michael Anthony Cavaliere and Katherine A Banik, both Unmarried, by Warranty Deed from Andrew T Smith and Elizabeth A Smith, Husband and Wife, of record in Instrument No 20210707-0091455, in the Register's Office of Davidson County, Tennessee, dated June 29, 2021, and recorded on July 07, 2021

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Sugar Valley, as recorded in Plat Book 9700, Page(s) 709

3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D Boundary, Sugar Valley, as recorded in Plat Book 9700, Page(s) 374

4 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Marshall T Polks Farm, as recorded in Plat Book 421, Page(s) 146

5 Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, as amended and supplemented of record in Instrument No. 20040203-0013041; Instrument No 20000410-0035790, Instrument No 20000523-0051637, Instrument No 20030708-0093637, Instrument No. 20040623-0074495, Instrument No 20050106-0002201 and Instrument No 20060322-0032693

6 Dedication of Perpetual Easement for Entrance Wall, recorded in Instrument No 20040205-0014018

7 Easement recorded in Instrument No 20010404-0032941 and Instrument No 20050404-0036305

This is improved property known as 6808 Sunnywood Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 4th day of October, 2023

Michael Anthony Cavaliere

Katherine A Banik

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL ANTHONY CAVALIERE AND KATHERINE A BANIK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of October, 2023

Notary Public

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires 2-19-2023