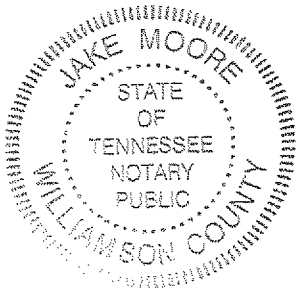
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21421-DJ

Karen Johnson Davidson County
Batch# 1062924 DEEDWARR
10/19/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20231019-0082028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2023.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawkat M. Hirori and Warvin Hirori 6295 Pettus Road Cane Ridge TN 37013	Guaranteed Rate, Inc 3940 North Ravenswood Avenue Chicago, IL 60613	181-00-0-207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Reya P. Siewnarine, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shawkat M. Hirori and Warvin Hirori, husband and wife, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and more fully described as follows, to-wit:

Being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly as a lot beginning at an iron pin on the northerly margin of Pettus Road, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Robert Pruiksma property of record in Book 8148, page 870, R.O.D.C., TN.: thence leaving the margin of Pettus Road and with Pruiksma's line and with a fence North 03 degrees 39 minutes 12 seconds East 547.85 feet to an iron pin; thence leaving Pruiksma and severing the Stevens property of which this is a part South 86 degrees 20 minutes 48 seconds East 468.93 feet to an iron pin in the line of the Truman Setliffe property of record in Book 8623, page 163, R.O.D.C., TN.; thence with Setliffe's line and a fence south 04 degrees 43 minutes 18 seconds West 545.31 feet to an iron pin set on the northerly margin of Pettus Road; thence with the northerly margin of Pettus Road North 86 degrees 40 minutes 29 seconds West 458.77 feet to the point of beginning, containing 5.82 acres more or less.

Together with that certain Private Road and Utility Easement and Maintenance Agreement and Ingress/Egress Easement shown as Exhibit "B" to Deed of record in Book 9518, page 309, Register's Office for Davidson County, Tennessee; and further found of record in Book 9518, page 526, said Register's Office.

Being the same property conveyed to Reya P. Siewnarine, an unmarried woman by Quitclaim Deed from Kasso K. Siewnarine, an unmarried man, dated November 15, 2011, recorded November 15, 2011, of record in Instrument No. 20111115-0089228, Register's Office for Davidson County, Tennessee.

Said tract is further subject to:

1. 25-foot x 50-foot utility easement for the benefit of Nashville Water Department and any other utility company is located in the southwest corner of the property, which is the common boundary of Tract 1 and the Robert Pruiksma Property, of record in Book 8148, page 870, said Register's Office.

2. 25-foot x 50-foot mailbox easement located immediately east of the above-mentioned 25-foot x 50-foot utility easement.

3. 5-foot x 25-foot Anchor Utility Easement located east of the 50-foot joint use ingress/egress and utility easement adjacent to Pettus Road.

4. And being subject to and has the use of a 50 foot joint use ingress/egress and utility easement beginning at Pettus Road and running northwestwardly to the western boundary line to the northwest corner, which is the common boundary of Tract 1 and Tract 2, said Tracts being shown on the 18 Tract Auction Plat, J.D. Stevens, Trustee, as shown as Exhibit in Book 9518, page 309; and in Book 9518, page 526, Register's Office for Davidson County, Tennessee; and is further subject to and has the use of an additional 10 foot utility easement beginning in the southeast corner of Tract 1, the common boundary of Tract 1 and the Truman Setliffe Property, of record in Book 8623, page 163, said Register's Office, running 458.77 feet on the south boundary line along Pettus Road N 86° 40' 29" W, then continuing N 03° 39' 12" E 547.85 feet, continuing along the western boundary line and continuing within the 50-foot joint use ingress/egress and utility easement to the northwest corner, being the common boundary of said Tract 1 and Tract 2.

This is ☒ improved or ☐ unimproved property located at: **6295 Pettus Road, Cane Ridge, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2023.

GRANTOR:

Reya P. Siewnarine

Reya P. Siewnarine

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reya P. Siewnarine, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202310190082028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/17/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/17/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

