Karen Johnson
Batch # 1109959
03/12/2024 08:12:31 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20240312-0016871

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-6987-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kaoutar Alami	First Horizon Bank	149-02-0-125.00
(NAME)	(NAME)	
4909 Oak Barrel Drive	12719 Cantrell Rd, #200	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HELEN YELENA A. PEVZNER, TRUSTEE OF THE PEVZNER FAMILY TRUST DATED SEPTEMBER 16, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAOUTAR ALAMI AND HALIMA JAMALDINE, AS** tenants in common with, 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: rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Oakwood Subdivision, Phase Four of record in Plat Book 7900, Page 269, in the Register's 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 Helen Yelena A. Pevzner, trustee of the Pevzner Family Trust dated September 16, 2022 by Quitclaim Deed from Alexander L. Pevzner of record in Instrument No. 20221011-0111164 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on October 11, 2022.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-DH-24-4909

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4909 Oak Barrel Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 hands this 6 day of March, 2024.

Helen Yelena A. Pevzner, Trustee of the Pevzner Family Trust dated September 16, 2022

BY: Helen Yelena A. Pevzner
Helen Yelena A. Pevzner, Trustee

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen Yelna A. Pevzner, with whom I am personally acquainted and who upon their oath acknowledged themself to be the Trustee of the Pevzner Family Trust dated September 16, 2022, the within named bargainor, and Trust,and that they as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Helen Yelna A. Pevzner, as such Trustee.

Witness my hand and official seal this the 6 day of March, 2024.

My Commission expires 11/5/24

Notary Public

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024