Karen Johnson Davidson County
Batch# 1116056 DEEDWARR
03/27/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,956.01
20240327-0021489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,650.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of March, 2024.

(Affix Seal) Notary Public

My Commission Expires:

2024-02-1486

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Delkhaz Aziz Ibrahimi 4032 Barnes Cove Drive Antioch, TN 37013	NEW OWNER	Map/Parcel 173 09 0B 009.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Thomas Waczek and Alessandra Febre Waczek, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Delkhaz Aziz Ibrahimi, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, BARNES COVE, SECTION ONE, as shown on plat of record in Instrument No. 20020409-0043258, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Thomas Waczek and Alessandra Febre Waczek, Husband and Wife, by Warranty Deed from Hui Huang and Zihua Tang, of record in Instrument No. 20200921-0108150, in the Register's Office of Davidson County, Tennessee, dated September 11, 2020 and recorded on September 21, 2020.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4032 Barnes Cove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 27th day March, 2024.

Ryan Thomas Waczek

Ryan Thomas Waczek

Alessandra Febre Waczek

Alessandra Febre Waczek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of March, 2024, before me personally appeared Ryan Thomas Waczek and Alessandra Febre Waczek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of March, 2024.

Allisyn G. Pinkston

Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 24, 2024.

Date

Affiant Signature

3/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLYSYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025