Karen Johnson Davidson County
Batch# 1130710 DEEDWARR
05/03/2024 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240503-0032685

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-398

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2024

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Khager Garmavi 4557 Red Bark Ct Antioch, TN 37013	NEW OWNER 4557 Red Bark Ct Antioch, TN 37013	173-01-0-162.00

WARRANTY DEED

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, I/WE,

Albert L. Fendley and Amy Duran Rivera, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khager Garmavi

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. 43 on the Plan of Section II B Monte Carlo of record in Plat Book 5050, Page 99, 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 Albert L. Fendly and Amy Duran Rivera, as joint tenants with right of survivorship by Warranty Deed from Avi Elfersy of record in Instrument No. 20200211-0015413 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 11, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 549 Cedarmont Dr, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 15 day of April, 2024.

Albert L. Fendley

Amy Duran Rivera

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15 day of April, 2024, before me personally appeared Albert L Fendley and Amy Duran Rivera, 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 15 day of April, 2024.

Notary Signature
My commission expires: 5/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4/15/24.

Affiant Signature – Joshua A. Terry

5/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27