Karen Johnson Davidson County
Batch# 1136131 DEEDWARR
05/16/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240516-0036526

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

DM-C-24-8264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn Marie Tomlinson **David J. Tomlinson and Ruth Anne Tomlinson**	New Owner	
(NAME)	(NAME)	**181-06-0A-023.00-CO**
8264 Tapoco Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAREQ HAWRAMI AND KANAR KOKOY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATELYN MARIE TOMLINSON, AN UNMARRIED WOMAN, AS TO A 1% INTEREST, AND DAVID J. TOMLINSON AND RUTH ANNE TOMLINSON, AS TO 99% INTEREST, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 23 on the Plan of Culbertson View, Phase One, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20150803-0076314, 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 Tareq Hawrami and Kanar Kokoy, husband and wife by Warranty Deed from Branden Mark Cadavid and Whitney Cadavid, husband and wife of record in Instrument No. 20191113-0116930, Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 13, 2019.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20150803-0076314, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 57, Page 156, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150731-0075758, supplemented and amended in Instrument No. 20160225-0018028 and Instrument No. 20160509-0045837, Register's Office for Davidson County, Tennessee.
• Restrictions on the plat of Partition of Estate of Lewis Battle of record as Book 10958, Page 266, Instrument No. 20011108-0122870, as corrected in Instrument No. 20020214-0019703 and Instrument No. 20051005-0119873, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter to HOA of record in Instrument Number 20160225-0018026 and Instrument No. 20160225-0018027, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common Area of record in Instrument Number 20160225-0018029, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140723-0065533, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20150717-0069824, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication o Easement for Right-of-Way Reservation of record in Instrument Number

20150717-0069823, in the Register's Office for Davidson County, Tennessee.
• Easement for Sewer Line of record in Book 11265, Page 320, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Mains and Appurtenances of record in Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8264 Tapoco Lane, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 ~~my/our hand~~(s) this the 14 DAY OF MAY, 2024.

Tareq Hawrami

Kanar Kokoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAREQ HAWRAMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KANAR KOKOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5/14/2024.

Affiant Signature – Joshua A. Terry

5/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/16/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27