24-4834

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson
Batch # 1136589
05/20/2024 10:13:24 AM
Fees: $18.00 Taxes: $1,794.50

Davidson County
DEEDWARR
3 pgs

20240520-0037133

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2024.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Manhal Fares	JP MORGAN CHASE BANK	Parcel ID: 150 14 0E 006.00
(NAME)	(NAME)	
3270 Hamilton Church Rd.	1111 POLARIS PARKWAY	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	COLUMBUS, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hope Construction, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Manhal Fares, an unmarried person**, 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. 6 on the Final PUD Plat of Calumet, Resubdivision of Phase 7, 8 & 9 of record in Instrument No. 20221028-0116569, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Daniel Michael and Fahem Eryan from James T McLean, Sr., unmarried by Warranty Deed dated May 12, 2017, recorded on May 23, 2017, in Instrument No. 20170523-0050915, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Hope Construction, LLC from Daniel Michael and Fahem Eryan by QuitClaim Deed dated May 26, 2020, recorded on June 3, 2020, in Instrument No. 20200603-0056938, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3270 Hamilton Church Rd., 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 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. 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 10 day of MAY, 2024

Hope Construction, LLC

BY: _____
Michael D. Samir, Member

BY: _____
Fahim Eryan, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fahim Eryan and Daniel Michael, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members of Hope Construction, LLC. , and is authorized to execute the instrument on behalf of Hope Construction, LLC., the within named bargainor, and that they as such managing members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by thembselves as managing members.

Witness my hand and official seal, this the 10 day of MAY, 2024.

_____
Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Samir and Fahim Eryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members of Hope Construction, LLC. , and is authorized to execute the instrument on behalf of Hope Construction, LLC., the within named bargainor, and that they as such managing members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as managing members.

Witness my hand and official seal, this the 10 day of MAY, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027