Karen Johnson Davidson County
Batch# 1148354 DEEDWARR
06/18/2024 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240618-0045666

WARRANTY DEED

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sesilia Denis, Japhet A. Bita, and Bahati Ramazani	New Owners	
(NAME)	(NAME)	
505 Appleseed Ct.	Same	182 12 0A 009.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, JOHN YORK, UNMARRIED AND VENTURA SALOME GODWIN F/K/A VENTURA YORK, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SESILIA DENIS, A MARRIED WOMAN, JAPHET BITA AN UNMARRIED MAN AND BAHATI RAMAZANI, A MARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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. 291, on the Plan of APPLE VALLEY, SECTION 1, a Planned Unit Development, as of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to John York and Ventura York, husband and wife, by Warranty Deed from Melissa J. Magness, married, of record in Instrument No. 20210625-0086369, and as corrected in Instrument No. 20240124-0004547, in the Register's Office of Davidson County, Tennessee, dated June 23, 2021, and recorded on June 25, 2021. John York and Ventura York have since divorced in the Third Circuit Court for Davidson County, Tennessee, Docket No.23D51. Ventura York pursuant to final decree of record now goes by Ventura Salome Godwin.

Ventura York is one of the same as Ventura Salome Godwin.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is x property, known as 505 Appleseed Ct., Antioch, TN 37013
improved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-671

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 my hand this 14 day of June, 2024

JOHN YORK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 14 day of June, 2024.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Witness my hand this 14 day of June, 2024

VENTURA SALOME GODWIN F/K/A VENTURA YORK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ventura Salome Godwin F/K/A Ventura York, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of June, 2024.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

Notary Public

MO2024-671

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 06/14/24 (date of document).

Desiree Sailema
Affiant Signature

06/17/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

