WARRANTY DEED

Karen Johnson
Batch # 1149750
06/24/2024 12:00:40 PM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240624-0046739

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Ragibe Gulsah Dilaver
Affiant

Subscribed and sworn to me on 06/14/24.

NOTARY PUBLIC

My Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ragibe Gulsah Dilaver 1743 Red Jacket Dr Antioch, TN 37013	Alcova Mortgage 308 Market St SE Roanoke, VA 24011	173 05 0A 178.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lauren Claire Hardman (also known as Lauren C. Chavez) and Eric James Hardman, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ragibe Gulsah Dilaver, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County being Lot No. 178 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument Nos. 20051114-0136938 and 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Lauren C. Chavez by Warranty Deed from John Kurtis Miller, an unmarried man, dated March 19th, 2021 and recorded on March 22nd, 2021, of record in Instrument No. 20210322-0037766, Register's Office for Davidson County, Tennessee. Lauren C. Chavez has since married and is now known as Lauren Claire Hardman.
>
> Eric James Hardman, spouse of Lauren Claire Hardman, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Lauren Claire Hardman.

This is improved property known as 1743 Red Jacket Dr, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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/her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS 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/her successors 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 06/ 12 /24.

Lauren Claire Hardman

Eric James Hardman

STATE OF TENNESSEE
COUNTY OF Warren

On 06/ 12 /24, before me personally appeared Lauren Claire Hardman and Eric James Hardman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/ 12 /24.

NOTARY PUBLIC

My Commission Expires 04-30-25

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY