This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3731-TC

Karen Johnson Davidson County
Batch # 1160121 DEEDWARR
07/22/2024 10:29:27 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20240722-0054595

STATE OF TENNES
COUNTY OF DAVIL

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Madelyn Nasafari
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2024.

LG Dall
Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Semuto and Aimelyne Nasafari 3748 Waterford Way Antioch, TN 37013	NEW OWNER	151 01 0A 125.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Adrienne Fisher, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James Semuto and Aimelyne Nasafari, husband and wife**, 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 125, on the plan of CHATHAM POINTE, as of record in Plat Book 6900, pages 444 through 447, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adrienne Fisher, a single woman, by Warranty deed from 1 Public Homes, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191021-0107259, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 21, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **3748 Waterford Way, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2024.

GRANTOR:

Adrienne Fisher

STATE OF ILLINOIS
COUNTY OF MCHENRY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adrienne Fisher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2024.

Notary Public
My Commission expires: 11/12/2027

OFFICIAL SEAL
NICHOLE T RYAN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 828941
MY COMMISSION EXPIRES NOVEMBER 12, 2027