WARRANTY DEED

Karen Johnson
Batch # 1170535
08/16/2024 10:53:16 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20240816-0062868

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

JM-P-24-804

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)
The Hinman Revocable Trust dated April 13, 2017	**NEW OWNER**	
(NAME) **9816 Sweetwater Ave**	(NAME) 804 Century Oak Ct	**180-04-0A-024.00-CO**
(ADDRESS) **Bradenton, FL 34202**	(ADDRESS) Nashville TN 37211	
(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, **ARAZ AMEDY AND HOMA AMEDY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE HINMAN REVOCABLE TRUST DATED APRIL 13, 2017,** 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:

The land referred to herein below is situated in the City of Nashville, County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Highland Creek, Section One of record in Plat Book 9700, Page(s) 959 and 960, 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 Araz Amedy and Homa Amedy, a married couple as tenants by the entirety by Quitclaim Deed from Araz Amedy of record in Instrument No. 20200625-0068927 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 9700, Page (s) 959 and 960, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as Supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument Number 20031014-0151693, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 10569, Page 732, Book 10419, Page 470, Book 10419, Page 504 and Book 10419, Page 516, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20000622-0062243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Century Oak Ct, Nashville, Tennessee 37211**.

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 15th DAY OF AUGUST, 2024.

Araz Amedy by Homa Attorney in fact

Araz Amedy
by Homa Amedy as Attorney in fact

Homa Amedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMA AMEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARAZ AMEDY, and who acknowledged he/she/they executed the same as the free act and deed of the said ARAZ AMEDY.

Witness my hand and official seal, this the 15th of August, 2024.

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/11/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMA AMEDY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2024.

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/11/26
(SEAL)

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