Karen Johnson Davidson County
Batch# 1172028 DEEDWARR
08/19/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20240819-0063490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/30/2024 (AFFIX SEAL)

KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

W-HAF-24-912

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)
Ashraf Saweres and Nadrh Saweres		
(NAME)	(NAME)	**149-02-0A-066.00-CO**
912 Tavistock Pl.	26161 Oak Forest Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **JOE HAFNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHRAF SAWERES AND WIFE, NADRH SAWERES,** 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, Page 720, 721, 722, 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 Joe Hafner by Warranty Deed from Sharon Annette Womack, married of record in Instrument No. 20240531-0040479 Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on May 31, 2024. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 720 through 722, inclusive and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6236, Page 683 amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6355, Page 322; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6530, Page 819 ; Book 6186, Page 235; Book 6186, Page 238; Book 7767, Page 587, Book 6251, Page 616 and Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.
- Document of Clarification of record in Book 6830, Page 739, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Picadilly Square Homeowners Association of record in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431 and Book 7288, Page 963, in the Register's Office for Davidson County, Tennessee.
- Charter of Picadilly Square Homeowner's Association of record in Book 6295, Page 518; amended in Book 6295, Page 556; Book 6295, Page 564 and Book 6300, Page 423, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Picadilly Square Homeowner's Association of record in Book 6236, Page 680, corrected in Book 6295, Page 503; Book 6496, Page 99 and Book 7778, Page 366, in the Register's Office for Davidson County, Tennessee.
- Amendment to information brochure of record in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 439, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6846, Page 606 and Book 6846, Page 653, 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: **912 Tavistock Pl., Antioch, Tennessee 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 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 16th DAY OF AUGUST, 2024.

Joe Hafner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE HAFNER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Holly A. Mason, 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 August 16, 2024.

Affiant Signature

8/16/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of August, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026