Karen Johnson Davidson County
Batch# 1176471 DEEDWARR
09/03/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240903-0067810

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-23178-RR

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF August, 2024.

NOTARY PUBLIC
My Commission expires: 1/4/2027

ROSALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080010

Address of New Owner
Hosam Gawargi
1435 Timber Valley Drive
Nashville, TN 37214

Send Tax Bills To:
Same

Tax Information:
108-16-0-067.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl Maxson, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hosam Gawargi, a married man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44-A, Percy Priest Woods, Section 2, Zone Lot Division of Lot Nos. 44 and 45, as shown on plat of record in Plat Book 5800, Page 259, and amended in Plat Book 6250, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl Maxson, an unmarried woman, by Warranty Deed from Gregory A. Baker and wife, Carlie Baker, dated 07/19/2013 and recorded on 07/25/2013 in Instrument No. 20130725-0076929, Register's Office for Davidson County, Tennessee.

This is property generally located:
1433 Timber Valley Drive, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5800, Page 259, as amended in Book 6250, Page 95, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 5984, Page 865, Book 6020, Page 270, Book 6093, Page 392, and Book 6353, Page 307, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Jennifer W. Shaver joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of Cheryl Maxson, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Cheryl Maxson and Jennifer W. Shaver** have caused this instrument to be executed, this the 30th day of August, 2024.

Cheryl Maxson

Jennifer W. Shaver

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Cheryl Maxson and Jennifer W. Shaver,** 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.

This the 30th day of August, 2024.

My Commission expires: 2-5-2025

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/30/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/3/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** September 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

