WARRANTY DEED

Karen Johnson
Batch # 1178497
09/06/2024 03:05:11 PM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20240906-0068825

JM-FK-24-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

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)
Gelavej Bakhta and Semko Sharafi	**U.S. Bank National Assocation**	
(NAME) **104 Brian Circle**	(NAME) **Attn: Retail Post Closing**	**173-04-0A-011.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Hopkins, MN 55343**	
(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, **DARRELL E. HILL AND REMEGILDA HILL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GELAVEJ BAKHTA AND SEMKO SHARAFI, WIFE AND HUSBAND,** 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. 11 on the Plan of Oak Highlands, Phase One of record in Plat Book 6900, Page (s) 432 through 435, inclusive, 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 Darrell E. Hill and wife, Remegide Hill by Warranty Deed from Mark P. Kiracofe and Lisa Kiracofe of record in Book 11312, page 172, Register's Office for Davidson County, Tennessee, dated January 15, 1999 and recorded on January 26, 1999.

Remegilda Hill erreneously took title as Remegide Hill and reference to either name in this instrument makes reference to both one and the same individual.

This conveyance is subject to:

- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181 Page 986, Book 10548 Page 501 and 503 Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson, County, Tennessee.
- Charter of HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Deed(s) for common areas to HOA of record in Book 7473, Page 697, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7189, Page 379, Book 9487, Page 978, Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, 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: **104 Brian Circle, 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 22nd DAY OF AUGUST, 2024.

Darrell E. Hill

Remegilda Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRELL E. HILL, 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 22nd of August, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REMEGILDA HILL, 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 22nd of August, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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