Karen Johnson Davidson County
Batch# 1200246 DEEDWARR
11/01/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20241101-0084827

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peter Azer and Benyamin Azer 3153 Towne Village Rd. Antioch TN 37013	Peter Azer and Benyamin Azer 3153 Towne Village Rd. Antioch TN 37013	150-11-0-024.00

THIS INDENTURE, made this 30th day of October, 2024 between

Nhial D. Dol and wife, Nyabuoy Chuol Bichok Geng

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Peter Azer, A Married Man and Benyamin Azer, A Married Man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 143 on the Plan of Towne Village of the Country, Section II of record in Plat Book 5200, Page 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nhial D. Dol by Warranty Deed dated 1/29/2007 from Melissa Morgan of record in Instrument No. 20070201-0013323, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3153 Towne Village Rd., Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and paid at closing and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Nhial D. Dol

Nyabuoy Geng
Nyabuoy Chuol Bichok Geng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nhial D. Dol and Nyabuoy Chuol Bichok Geng, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of October, 2024.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $217,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of October, 2024.

Notary Public
My Commission Exp: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 30, 2024.

J. Carlton Drumwright

October 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 30, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY