37635-8
Box 14

WARRANTY DEED

Karen Johnson
Batch # 1233211
02/04/2025 09 59 56 AM
Fees $13 00 Taxes $1,176 60

Davidson County
DEEDWARR
2 pgs

20250204-0008293

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000 00

Carenthia Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No 24-0734

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Carenthia Williams and Deborah A Taylor	Freedom Mortgage Corporation	Map 165130A19100CO
(NAME) 4405 Stoneview Dr	(NAME) P.O. Box 6656	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chicago, IL 60680-6656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($318,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NADI SALAMA, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARENTHIA WILLIAMS, UNMARRIED, AND DEBORAH A. TAYLOR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 375 on the Plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nadi Salama, married, by deed from Dierdre D. Dunn, unmarried, of record in Instrument No. 20240814-0062279, dated August 13, 2024, Register's Office for said County. And being the same property conveyed to Dierdre D Dunn, unmarried, by deed from Benjamin S Mallari, Jr , and wife, Traci Mallari, of record in Instrument No 20010130-0009164, dated January 26, 2001, Register's Office for said County

This conveyance is made subject to (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 7900, Page 652, said Register's Office, (3) Easement of Sign Rights of record in Book 8085, Page 448, Register's Office said County, (4) PUD Boundary of record in Book 6900, Page 943, Register's Office for said County, (5) Charter for Homeowner's Association of record in Book 8757, Page 639, said Register's Office, (6) Deed of Conveyance for Water Mains of record in Book 8287, Page 54, Book 8855, Page 616, Book 8855, Page 621, Register's Office for siad County, (7) Deed of Conveyance for sewer of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, Register's Office for siad County; (8) Rules and Regulations of record in Instrument No 20190611-0055977, Register's Office for said County

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7982, Page 736, amended in Book 8703, Page 462, Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698 Book 9455, Page 801, Book 9664, Page 162 and Page 8757, Page 623, said Register's Office

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A 260-2-307 or other similar statute

unimproved ☐
This is improved ☒ property, known as 4405 Stoneview Dr , Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of January, 2025

Nadi Salama

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nadi Salama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this, 31st day of January, 2025

My Commission Expires 1/24/28

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY