Karen Johnson Davidson County
Batch# 1238740 DEEDWARR
02/20/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20250220-0012102

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **386,000.00.**<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/14/2025**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 5-3-27<br>(AFFIX SEAL) |
|---|---|

ASHLEY NOFFSINGER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared by and Return To:*

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5021

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Eric S. Atuahene** | **Better Mortgage** | **135-14-0A-086-00** |
| **332 Pocono Road<br>Antioch, TN 37013** | **1427 Energy Park Drive<br>St. Paul, MN 55108** | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED,WE, **Sheri** Shifteh, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric S. Atuahene, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 91 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Plat Book 6900, Page 391, 392, and 393, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tony Shifteh* and wife, Shari Shifteh by Deed dated March 31, 1994 from Aaron Lillard, Jr. and wife, Gracie M. Lillard, recorded April 5, 1994, in Book 9311, Page 918-920, in the Register's Office of Davidson County, Tennessee.
*Tony Shifteh having since passed on February 9, 2009.
**Erroneously reflected as Shari Shifteh in previous Deeds.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **332 Pocono Road, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **February, 2025.**

Sheri Shifteh

**Physically Present** ☑

**Online Notarization** ☐

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sheri Shifteh,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained. WHO PROVIDED FNOL AS ID.

Witness my hand and official seal on this the **14th** day of **February, 2025.**

NOTARY PUBLIC
DORIS E SHEPHERD

My Commission Expires:
2/26/2025

DORIS E SHEPHERD
Notary Public - State of Florida
Commission # HH 58972
My Comm. Expires Feb 26, 2025

# CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 February 18th, 2025.

Affiant

Date: 2/18/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 18th day of February, 2025.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY