Karen Johnson Davidson County
Batch# 1240284 DEEDWARR
02/24/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250224-0013561

Name and Address of New Owner:
Bassim Keroles
1317 Tree House Drive
Antioch, TN 37013

Send Tax Statements To:
Renasant Bank
Post Closing- Final Docs
2001 Park Place N., Ste 150
Birmingham, AL 35203

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25010116

Map and Parcel: 164 12 0B 033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Instant Cash Home Offers LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Bassim Keroles, a married man**, hereinafter called the GRANTEE, his 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. 33, on the Plan of Phase Two, Bright Pointe SP Subdivision, of record in Instrument Number 20191108-0115506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Instant Cash Home Offers LLC, a Tennessee limited liability company by Warranty Deed filed for record on December 26, 2024 in Instrument Number 20241226-0099762, of the Register's Office of Davison County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Bright Pointe of record in Instrument Number 20180420-0037515 and as amended supplemented to annex Section Two of record in Instrument Number 20191120-0119581; All matters as set forth per plat of Phase Two, Bright Pointe SP Subdivision of record in Instrument Number 20191108-0115506; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Bright Pointe of record in Instrument Number 20180420-0037515; Charter of Bright Pointe Homeowners' Association of record in Instrument Number 20180412-0034518; Agreement for Dedication of Easement for Sanitary and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180522-0049101 and Instrument Number 20180817-0081651; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160520-0050859; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1317 Tree House Drive, Antioch, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 21st day of February, 2025.

Instant Cash Home Offers LLC

BY:
Drew Presley Gaw
Member

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Drew Presley Gaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Instant Cash Home Offers LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 21 of Feb., 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of February, 2025.

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Notary Public
My Commission Expires: 3/2/25

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 February 21, 2025.

J. Carlton Drumwright

February 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY