WARRANTY DEED

Karen Johnson Davidson County
Batch# 1245524 DEEDWARR
03/10/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20250310-0017982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026
(AFFIX SEAL)

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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

File No.: 25-0068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexus Gaybrielle Coleman	New Owner	Map: 15009020500
(NAME) 301 Cedarcliff Rd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS ($391,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FINYARA HOMES II COMPANY, A TENNESSEE CORPORATION,

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

ALEXUS GAYBRIELLE COLEMAN, AN UNMARRIED WOMAN,

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. 133 on the Plan of Forest View Park, Phase II, Section V of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Finyara Homes II Company, a Tennessee Corporation, by deed from Andreanita Gordon, an unmarried woman, of record in Instrument No. 20241018-0080874, dated October 17, 2024, 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 6250, Page 458, said Register's Office; (3) TVA Line Easement of record in Book 437, Page 21 and Book 7269, Page 389, in the Register's Office for Davidson County, Tennessee; (4) Right of Way Agreement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 7582, Page 193, in the Register's Office for Davidson County, Tennessee; (6) Deed of common areas to Homeowners Association of record in Book 8794, Page 151, in the Register's Office for Davidson County, Tennessee; (7) Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County of record in Book 9190, Page 528, in the Register's Office for Davidson County, Tennessee; (8) Deed of Conveyance for Water Main to Metropolitan Government of Nashville and Davidson County of record in Book 9190, Page 532, in the Register's Office for Davidson County, Tennessee; (9) Easement to Colonial Pipeline Company of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee; (10) Easement to Columbia Gulf Transmission Company of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee; (11) Easement to Gulf Interstate Gas Company of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee; (12) Easement for Drainage to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20240409-0025113, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6569, Page 294 and Book 7079, Page 492, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 301 Cedarcliff Rd., 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 our hands this 6th day of March, 2025.

Finyara Homes II Company

BY: _____
Ayoub Eshak
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ayoub Eshak with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Finyara Homes II Company, the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of March, 2025.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/6/2025.

Affiant Signature – Joshua A. Terry

3/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON