Karen Johnson Davidson County
Batch# 1257781 DEEDWARR
04/11/2025 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250411-0027057

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**. **Affiant** Subscribed and sworn to before me, this **7th day of April, 2025.** **Notary Public** **My commission expires:** 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kerelos Hafazalla **6313 Mount View Road** **Antioch, TN 37013**	**Renasant Bank-Post Closing-Final Doc** **2001 Park Place North Suite 150** **Birmingham, AL 35203**	**150 12 0A 019.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Goria H. Cunningham, a married man and Jan B. Cunningham, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Kerelos Hafazalla, an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 694 on the Plan of SOMERSET, PHASE IV, A PLANNED UNIT DEVELOPMENT as of record in Plat Book 7900, Page 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Goria H. Cunningham and wife, Jan B. Cunningham, by Warranty Deed from Beazer Homes Corporation, d/b/a Phillip Home Builders, Inc., of record in Book 10374, Page 992, in the Register's Office of Davidson County, Tennessee, dated February 28, 1997, and recorded on March 10, 1997.

The said Goria H. Cunningham and Jan B. Cunningham are now divorced and are considered unmarried per divorce decree filed in Davidson County, Tennessee in case no: 07D-424.

The said Goria H. Cunningham having since remarried, however this property is not the marital residence of Goria H. Cunningham and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **6313 Mount View Road, 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 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 in 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/our hand(s) this **7th day of April, 2025.**

Jan B. Cunningham

Goria H. Cunningham

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of April, 2025, before me personally appeared Jan B. Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Notary Signature
My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of April, 2025, before me personally appeared Goria H. Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Notary Signature
My commission expires:

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **6313 Mount View Road, 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 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 in 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/our hand(s) this **7th day of April, 2025.**

Jan B. Cunningham

Goria H. Cunningham

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of April, 2025, before me personally appeared Jan B. Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

On this 7th day of April, 2025, before me personally appeared Goria H. Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Notary Signature
My commission expires: 01/30/29

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HE-2025-103

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 April 7, 2025.

J. Carlton Drumwright

April 7, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 7, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY