Karen Johnson Davidson County
Batch# 1258723 DEEDWARR
04/14/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250414-0028016

Name and Address of New Owner:
Amena F. Zebari Revocable Living Trust

Send Tax Bills To:
Amena F. Zebari Revocable Living Trust
2631 Nolensville Pike
Nashville, TN 37211

This Instrument Prepared By:
Carly Woodring
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 162-09-0A-016.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jenna Davis, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amena Zebari, Trustee of Amena F. Zebari Revocable Living Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land lying and being located In the Davidson County, State of Tennessee, described as follows, to-wit:

Townhouse No. 16. Building No. 3, in a Horizontal property regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2. as of record in Book 4460, Page 133. 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 Jenna Davis, a Single Woman by Warranty Deed from Denise Darden F/K/A Denise A. Harding, a Married Woman of record in Instrument No. 20191108-0115597 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 08, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of April, 2025.

_____(SEAL)
Jenna Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9th day of April, 2025, before me personally appeared Jenna Davis, 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 9th day of April, 2025.

LISA ADAIR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 02/21/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9th day of April, 2025.

LISA ADAIR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 02/21/2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/10/2025 (date of document).

Affiant Signature

4/10/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

