Karen Johnson Davidson County
Batch# 1276137 DEEDWARR
05/21/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20250521-0040119

Name and Address of New Owner:
Fares Eskandar
616 Belgium Drive
Hermitage, TN 37076

Send Tax Statements To:
Champions Funding
365 E. German Rd. Ste 140
Gilbert, AZ 85297

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-25040412

Map and Parcel: 075 12 0 029.00

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, **Arielle Ashpes**, **a/ka Ariel Nicole Aspes**, a single woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Fares Eskandar**, 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, and being all of Lot No. 359, on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete description of the property.

Being the same property conveyed to Arielle Ashpes a/k/a Ariel Nicole Ashpes, a single woman by Special Warranty Deed filed for record on June 7, 2021 in Instrument Number 20210607-007623, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of The Highlands of Tulip Grove, Section I of record in Book 4793, page 157 and as amended to annex Section 3 in Book 4849, page 767 and as further amended in Book 5020, page 58, Book 2028, page 357, Book 5545, page 321, Book 6017, page 179; all matters as set forth on plat of record in Book 4675, page 140; 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: 616 Belgium Drive, Hermitage, TN 37076

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 9 day of May, 2025.

Arielle Ashpes, AKA Ariel Nicole Ashpes
~~Arielle~~ Ashpes, a/k/a Ariel Nicole Ashpes
Arielle

State of NC

County of Wake

Personally appeared before me, ~~Arielle~~ Arielle Ashpes, a/k/a Ariel Nicole Ashpes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 of May, 2025.

Notary Public
My Commission Expires: 02/28/2026

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $331,000.00.

Affiant Signature

Subscribed and sworn to before me, this 12 day of May, 2025.

Notary Public
My Commission Expires: 06.24.25

LAUREN LAMBERTH NOTARY PUBLIC TENNESSEE STATE SUMNER COUNTY

LAUREN LAMBERTH NOTARY PUBLIC TENNESSEE STATE SUMNER COUNTY

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 May 12, 2025.

J. Carlton Drumwright

May 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY