WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/03 12:28 2pgs
Fees:13.00 Taxes:381.10
20030512-0063404

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idalme Iglesias	Wells Fargo Home Mortgage, Inc.	162-4-14
(NAME)	(NAME)	
4961 Shihman Drive	11301 Carmel Commons Blvd. 309	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Charlotte, NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jamal N. Fatah and wife, Piroz S. Ibrahim, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Idalme Iglesias,*HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Antioch Park Section 3 of record in Plat Book 4460, Page 25, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jamal N. Fatah and wife Piroz S. Ibrahim, by deed of record in Instrument No. 200003170027426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4961 Shihman Drive, Antioch, TN 37013
(House Number) (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.

File Box 338
After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN 00995

Witness my/our hand(s) this 23rd day of April, 2003.

JAMAL N. FATAH
Jamal N. Fatah

Piroz S Ibrahim
Piroz S. Ibrahim

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamal N. Fatah and wife Piroz S. Ibrahim with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2003.

Commission expires: May 28, 2006

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2006