Bill Garrett Davidson County
Batch# 25859 DEEDWARR
11/15/2017 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20171115-0117466

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 145,000.00

Affiant Signature

Subscribed and sworn to before me on this the 10th day of November, 2017

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Hamid Zahrir
Karima Zahrir
3653 Donna Kay Dr.
Nashville, TN 37211-7513
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13409005500

WARRANTY DEED

17NT00602

Effective the 10th day of November, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HAMID ZAHRIR AND WIFE, KARIMA ZAHRIR

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

.

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Woodland Hills Phase One of record in Plat Book 6900, pages 666-669, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Franceis Leroy Burgess and wife, Eunice D. Burgess as recorded 11-15-2017 as Instrument No. 20171115-0117314.

Being the same property conveyed to Franceis Leroy Burgess and wife, Eunice D. Burgess, by Warranty Deed from \Mehmud Ali Abdulhalik and wife, Gulizar A. Yasin, dated 04/30/1998 and recorded 05/01/1998 in Book 10910, page 305, Register's Office for Davidson County, TN.

This is an improved property commonly known as 3653 Donna Kay Dr, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 10TH day of November, 2017

Music City Financial, LLC

State of Tennessee}
County of Davidson}

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized signatory.

Witness my hand, at office, this 10th day of November, 2017

Delana Stevens, Notary Public

My Commission Expires: 1 / 30 / 2021

DE LANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY