18-CD-373

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Bill Garrett
Batch# 111643
07/02/2018 11:38:38 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20180702-0063837

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-373

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oscar Daniel Consuelo Beltran and Elizabeth Cruz Garcia	Oscar Daniel Consuelo Beltran and Elizabeth Cruz Garcia	
(NAME) 4837 Aster Drive	(NAME) 4837 Aster Drive	133 16 0 001.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAID MOHAMMED, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR DANIEL CONSUELO BELTRAN AND ELIZABETH CRUZ GARCIA, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 42, on the plan of Highview Acres, of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Said Mohammed, married, by Cash Deed for Tennessee, from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C., dated February 6, 2012, recorded February 14, 2012, of record in Instrument No. 20120214-0012853, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4837 Aster Drive, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Said Mohammed this 28 day of June, 2018.

Said Mohammed

Najatte Ahmed 6-28-18

STATE OF TENNESSEE
COUNTY OF Shelby

On this 28th day of June, 2018, before me personally appeared Said Mohammed to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 28th day of June, 2018.

Commission Expires: 7-31-2019

Notary Public

BEVERLY LAVETTE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Shelby Davidson

28th

On this 28th day of June, 2018, before me personally appeared Najette to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Williamson County, Tennessee~~ Davidson this 28th day of June, 2018.

Commission Expires: 1-24-2021

Notary Public

CHRISTOPHER S. CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY