Prepared By: Timios Inc
5716 Corsa Ave, Ste 102
Westlake, CA 91362
After Recording Return To:
RAHSAAN A IRVIN
605 COUNTRY MEADOW CT
ANTIOCH, TN 37013-1248

Send Tax Bills ToNew Owner:
RAHSAAN A IRVIN
605 COUNTRY MEADOW CT
ANTIOCH, TN 37013-1248

Bill Garrett Davidson County
Batch# 131334 DEEDWARR
08/20/2018 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180820-0082612

WARRANTY DEED

PARCEL NUMBER: 150 07 0 198.00

THIS INDENTURE, made this 30 day of July, 2018, by and between RAHSAAN A. IRVIN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and RAHSAAN A IRVIN AND ASHANTI IRVIN, HUSBAND AND WIFE, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

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. 175 ON THE PLAN OF THE COUNTRY, SECTION 5 OF RECORD IN PLAT BOOK 5200, PAGE 271 AND 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 75 FRONTS 80.00 FEET ON THE SOUTHEASTERLY MARGIN OF COUNTRY MEADOW COURT AND EXTENDS BACK 185.00 FEET ON THE NORTHERLY LINE AND 125.00 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 100.00 FEET THEREON. APN: 15007019800 BEING THE SAME PROPERTY CONVEYED TO RAHSAAN A. IRVIN BY DEED FROM MAX H. COLLUM AND WIFE, CHERYL L. COLLUM RECORDED 09/01/2005 IN INSTRUMENT 200509010104705, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be

Grantees:
Rahsaan A and Ashanti Irvin
605 Country Meadow Ct
Antioch, TN 37013

referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Rahsaan A. Irvin
RAHSAAN A IRVIN

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared RAHSAAN A IRVIN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 day of July, 2018.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Rahsaan A. Irvin
RAHSAAN A IRVIN

Sworn to and subscribed before me
this 30 day of July, 2018.

My Commission Expires: 09/07/2020

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

Personally appeared before me, Katherine Witt, a notary public for this county and state, Bianca Williams 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: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019