WARRANTY DEED

Karen Johnson Davidson County
Batch# 196641 DEEDWARR
02/19/2019 03:34:10 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190219-0015039

File No. LG0004915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bazyan Rasheed, Nazera Khana	NEW OWNER	180-03-0A-062.00
(NAME)	(NAME)	
6972 Stone Run Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(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, I, **Jan McGowan Wojcicki, joined by her spouse Walter Wojcicki,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAZYAN RASHEED AND wife, NAZERA KHANA,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 33, STONE CREEK PARK, SECTION 2-A, as shown on plat of record in Plat Book 9700, Page 669, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jan McGowan Wojcicki, by Warranty Deed from Mike E. Montgomery and wife, Nora C. Montgomery, of record in Instrument No. 20111107-0086952, in the Register's Office of Davidson County, Tennessee, dated November 04, 2011 and recorded on November 07, 2011.

Walter Wojcicki joins in this instrument to convey any interest he had in the subject property as the spouse of Jan McGowan Wojcicki.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6972 Stone Run Dr., Nashville, TN 37211

(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.

Witness our hands this 14th day of February, 2019.

Jan McGowan Wojcicki

Walter Wojcicki

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jan McGowan Wojcicki, the bargainor(s), and Walter Wojcicki, her husband, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of February, 2019.

GLENN LIDDELL
Notary Public, State of Nevada
Appointment No. 15-1120-1
My Appt. Expires Apr 11, 2019

Notary Public

My commission expires: 4-11-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206