WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Box 13
#13788

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jabran Baig	NEW OWNER	14810015400
(NAME)	(NAME)	
3898 East Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 204053 **DEEDWARR**
03/11/2019 09:03:52 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190311-0021745

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jamal Darbashi,** f.k.a. Jamal Aldarbashi, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jabran Baig, married,** 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. 2 on the Plan of Locustwood Subdivision, Section 1 revision to Lot 134, of record in Instrument No. 20070117-0006769, of the Register's Office for Davidson County, Tennessee, to which a more complete description is contained.

Being the same property conveyed to Jamal Aldarbashi, by deed of record in Instrument No. 20070301-0025455 , Register's Office for Davidson County, Tennessee. Jamal Aldarbashi now known as Jamal Darbashi by Petition for Name Change in U.S. District Court for the Middle District of Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest. .

unimproved ☐

This is improved ☑ property, known as 3898 East Ridge Drive, 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 my/our hands this 8th day of March, 2019.

Jamal Darbashi

State of Tennessee
County of Davidson

Personally appeared before me Jamal Darbashi, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2019.

Notary Public
My Commission Expires:

File No.: 13788

