Karen Johnson Davidson County
Batch# 210913 DEEDWARR
03/28/2019 10:29:17 AM 4 pgs
Fees: $23.00 Taxes: $614.20
20190328-0028009

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURINSHE
WITHOUT THE BENEFIT OF A TITLE EXAMINATIOI

Instrument No. 149050A086.00

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
13743

New Owner:

Mahmoud Matin Azad, ETUX
86 Pepper Ridge Circle
Antioch, TN 37013

Mortgagee:

Iberiabank
2719 Centrell Rd. #200
Little Rock, AR 72223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Estate of Virgil Ray Rice, Donald Ray Rice, Rebecca Rice Wallace, Cheryl Ann Rice, and Patricia Lee Rice Horne**, Grantors, have bargained and sold and by these presents do transfer and convey unto **Mahmoud Matin Azad and wife, Marilu Matin Azad**, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 86, Pepper Ridge Condominiums, Phase 9, of record in Book 8250, page 322, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Virgil Ray Rice, by Quitclaim Deed from Miriam A. Allen, recorded on the 7th day of February, 2014 in Instrument Number 20140207-0010812, Register's Office of Davidson County, Tennessee.

Virgil Ray Rice having died on July 20, 2018 and pursuant to the terms and conditions of this Last Will and Testament which is of record in the Probate Court of Davidson County, Tennessee, Docket Number 18P1760, he devised said real property to Donald Ray Rice, Rebecca Rice Wallace, Cheryl Ann Rice, and Patricia Lee Rice Horne.

This is ( ) unimproved (X) improved property with an address of 86 Pepper Ridge Circle, Tennessee 37013.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2019 Davidson County - Nashville Metropolitan, Tennessee taxes are a lien not yet due and payable. Grantors have paid their prorate part thereof to Grantees who will be responsible for the payment of said taxes when they come due

and payable. 2) Any and all instruments of record in the Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 25 day of March, 2019.

Donald Ray Rice, Personal Representative of
The Estate of Virgil Ray Rice

Donald Ray Rice

Rebecca Rice Wallace

Cheryl Ann Rice

Patricia Lee Rice Horne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Donald Ray Rice, Personal Representative of The Estate of Virgil Ray Rice and Donald Ray Rice, Individually** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 25 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rebecca Rice Wallace** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 25 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Cheryl Ann Rice** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 25 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Patricia Lee Rice Horne** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 25 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Sixty-Six Thousand and no/100 ($166,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of March, 2019.

NOTARY PUBLIC

My Commission Expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022