STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 218113 DEEDWARR
04/16/2019 08:36:06 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190416-0034499

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 19-4980

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Zobair Rahimi (NAME) | New Owner (NAME) | 051-03-189 |
| 1521 Saunders Ave. (STREET ADDRESS) | " (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | " (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Drena J. Melvin, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zobair Rahimi, 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:

Being Lot No. 36 on the Plat of Pleasant Acres, Section 4 of record in Plat Book 2133, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Drena J. Melvin by Deed dated December 10, 2018 from Drena J. Melvin, Trustee of the Josephne Ferguson Family trust, recorded January 14, 2019, in the Register's Office for Davidson County, Tennessee. Said Deed was re-signed December 26th 2018 and re-recorded January 14, 2019 as Instrument Number 20190114-0003328, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Drean J. Melvin, Trustee of the Josephine Ferguson Family Trust by Quit Claim deed dated March 11, 2016 from Josephine A. Ferguson through her attorney in fact Drena J. Melvin, Josephine A. Ferguson having retained a life estate, recorded March 14, 2016 as Instrument number 20160314-0024220 in the Register's Office for Davidson County, Tennessee.

Josephine A. Ferguson having since died on February 12, 2018

This is not the martial residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 2298, page 445, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as

shown on the Plat(s) recorded in Plat Book 2133, page 121, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/storm drainage as recorded in Book 5448, page 750, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1015 Saunders Avenue, Madison, TN 37115.

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. Whenever 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 hand(s) this 11th day of April, 2019.

Drena J. Melvin

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STATE OF Florida
COUNTY OF Hillsborough

On this 11th day of April, 2019, before me personally appeared Drena J. Melvin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of April, 2019.

Valerie A. Carter
Notary Signature
My commission expires:

VALERIE A. CARTER
MY COMMISSION # FF 932992
EXPIRES: March 2, 2020
Bonded Thru Notary Public Underwriters

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**