Name and Address of New Owner:
Demetrius V. Howard
119 Coventry Woods Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 274212 DEEDWARR
08/20/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $440.30
20190820-0083610

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 052-01-0A-119.00-C

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 legal sufficiency of which are hereby irrevocably acknowledged, **Zobair Rahimi, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Demetrius V. Howard, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 119, on the plan of Coventry Woods, Phase 1, as shown on plat of record in Plat Book 6200, Page 200, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Zobair Rahimi, married by Quitclaim Deed from Nasrin Rahimi, unmarried dated June 8th 2015 recorded July 6th 2015 of record in Instrument No. 20150706-0064969 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nasrin Rahimi, a single woman by Warranty Deed from Shareeah R. Woods, an unmarried person dated August 14th 2003 recorded August 19th 2003 of record in Instrument No. 20030819-0120120 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2019.

Zobair Rahimi (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2019, before me personally appeared Zobair Rahimi, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov 8, 2021

Notary Signature
My commission expires:
11/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandy Balart
(Affiant)

Sworn to and subscribed before me this
16th day of August, 2019.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/22
File No. 19-516

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

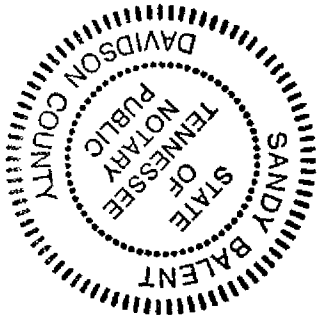
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).