Karen Johnson Davidson County
Batch# 277393 DEEDWARR
08/28/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20190828-0086963

Name and Address of New Owner:
Elizabeth Wright and Deborah Lynn Wright
1203 Kermit Drive
Nashville, TN 37217

Send Tax Bills To:
Mortgage Resource Center, LLC dba Veterans United Home Loans
3212 Lemore Industrial Blvd., Suite A
Columbia, MO 65201

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 120-01-0-087.00

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, **Marian Fangary and Sammy Said, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Wright, married and Deborah Lynn Wright, unmarried, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Miro Meadows of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marian Fangary and Sammy Said by Warranty Deed from Kyra Lynn Robinson, a single person and Luie Robinson, married, dated April 26, 2018, of record in Instrument No. 20180523-0049634, Register's Office for Davidson County, Tennessee.

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.

Improved property known as: 1203 Kermit Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 27th day of August, 2019.

_____(SEAL)
Sammy Said

_____(SEAL)
Marian Fangary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2019, before me personally appeared Sammy Said and Marian Fangary, 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 27th day of August, 2019.

_____
Notary Signature
My commission expires:

GREGORY A. SETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $189,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 27th day of August, 2019

_____
Notary Public
My commission expires: 5/5/20
File No. 19-169

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.