AFTER RECORDING RETURN TO:
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Karen Johnson Davidson County
Batch# 283990 DEEDWARRSP
09/11/2019 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $392.20
20190911-0091875

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 14604012500

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th day of August, 2019, by and between **Amin Amin, a married person, joined in execution by their spouse Barin Mohammed**, a mailing address of 693 Harding Place, Nashville, TN 37211 hereinafter referred to as Grantor(s) and **Awaz Haje Amin and Ahmad Ahmad, husband and wife, as joint tenants with right of survivorship**, a mailing address of 693 Harding Place, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED SIX THOUSAND AND 00/100 ($106,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Lot 504, Section Nine, Caldwel Hall, as shown on plat of record in Plat Book 3300, page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel ID Number: 14604012500
Property commonly known as: 693 Harding Place, Nashville, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Amin Amin, married, from Sadar Barawi and Salar Karem, in a prior Deed recorded under Instrument Number 20130521-0051077, recorded on 05/21/2013 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30 day of August, 2019.

Amin Amin

Barin Mohammed

STATE OF California
COUNTY OF Shasta

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Amin Amin and Barin Mohammed, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Redding Ca, this 30th day of August, 2019.

Notary Public
My Commission expires: May 20 2020

ESI1 CHARLOTTE GARLAND COMM. #2150060 Notary Public-California SHASTA COUNTY My Comm. Exp. MAY 20, 2020 ESI1

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 106,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

See attached
Notary Public
My Commission Expires:_____

Name and address for person(s) responsible for taxes:
Awaz Haje Amin and Ahmad Ahmad
693 Harding Place
Nashville, TN 37211

Name and address of property owner:
Awaz Haje Amin and Ahmad Ahmad
693 Harding Place
Nashville, TN 37211

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Shasta

Subscribed and sworn to (or affirmed) before me on this 30th day of August, 2019, by Amin Amin,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ESI1 CHARLOTTE GARLAND COMM. #2150060 Notary Public-California SHASTA COUNTY My Comm. Exp. MAY 20, 2020 ESI1

(Seal)

Signature Charlotte Garland

True Copy Certification

I, Angela Bixler, 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 PA

County of Allegheny

Personally appeared before me, Jocilyn Fiedorczyk, a notary public for this county and state, Angela Bixler, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Jocilyn M Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Jocilyn M. Fiedorczyk, Notary Public
Allegheny County
My commission expires June 22, 2022
Commission number 1256503
Member, Pennsylvania Association of Notaries