WARRANTY DEED

Karen Johnson Davidson County
Batch# 321318 DEEDWARR
11/27/2019 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $823.25
20191127-0122828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Maria Susana Alvarado	SEND TAX BILLS TO: Owner at owners address	MAP-PARCEL NUMBERS
(NAME) **11301 Cornish Ave.**	(NAME)	16206014600
(ADDRESS) **Lynwood, CA 90262**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Jafar A. Shukri, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Maria Susana Alvarado,** unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Two, Fair Oaks, of record in Deed Book 4460, Page 52 and 53, Register's Office for said County.

Said Lot No. 86, which is a corner lot, fronts 86.00 feet on the easterly margin of Tusculum Court and fronts 75.00 feet on the southerly margin of Joann Court, said frontages being jointed by a curve having a length of 36.82 feet and extends back 129.80 feet on the easterly line and 123.12 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jafar A. Shukri by virtue of that certain Warranty Deed dated June 6, 2003, and being of record at Instrument No. 20030610-0079849 in the Register's Office of Davidson County, Tennessee. Remzia S. Abdullah joins in this conveyance to convey any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 201 Joann Ct. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 26th day of November, 2019.

Jafar A Shukri
Jafar A. Shukri

Remzia Abdullah
Remzia S. Abdullah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jafar A. Shukri and Remzia S. Abdullah,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021