This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

T20040137
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 397471 DEEDWARR
05/08/2020 11:30:58 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200508-0048132

NEW OWNER:
Milton J. Detillier and
Mae T. Detillier
90 Tusculum Rd
Antioch, TN 37013

SEND TAX BILL TO:
Same

MAP & PARCEL:
162-07-0-28.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mohammad Anwar and Marijhan Anwar, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Milton J. Detillier and Mae T. Detillier, Husband and Wife, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit

BEING all of Lot No. 25, ANTIOCH PARK, SECTION I, according to survey and plat of same appearing of record in Book 3600, page 96, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Mohammad Anwar and Marijhan Anwar, husband and wife, by Warranty Deed from Sandra Dawn Clendenon and Melanie Renee Graham, Co Executrix of the Estate of Delia M. Norwood, dated 3/3/2017 and recorded 3/6/207, of record in Instrument NO. 20170306-0022146, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Mohammad Anwar and Marijhan Anwar, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mohammad Anwar and Marijhan Anwar, husband and wife,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 90 Tusculum Rd., Antioch, TN 37013

Executed on this 7th of May, 2020.

Mohammad Anwar

MARJHAN

Marijhan Anwar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Mohammad Anwar and Marijhan Anwar, husband and wife**, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 7th of May, 2020.

Notary Public

My Commission Expires: 1/23/22

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 7th of May, 2020.

Notary Public

My Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022