This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-7100

Karen Johnson Davidson County
Batch# 397914 DEEDWARR
05/08/2020 01:23:30 PM 2 pgs
Fees: $13.00 Taxes: $2,133.05
20200508-0048206

STATE OF TENNESSEE
COUNTY OF Davidson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $576,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2020.

Notary Public
My Commission Expires: 9-20-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth McLawhon and Suan McLawhon 6057 Frontier Lane Nashville, TN 37211	Veterans United 3212 A Lemone Industrial Columbia, MO 65201	172-06-0A-014.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Azizuddin Sayed and Matoufa Sayed, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth McLawhon and Susan McLawhon, husband and wife**, 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. 24 on the Plan of Final Plat, Mountain View, Section 1, Revision One of record in Plat Book 9700, Pages 562 and 563, 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 Azizuddin Sayed and wife, Matoufa Sayed, by deed from Lisa A. South and husband, Keith South, of record in Instrument No. 20060808-0097456, Register's Office for Davidson County, Tennessee, dated August 4, 2006 and recorded on August 8, 2006.

This is ☒ improved or ☐ unimproved property located at: **6057 Frontier Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2020.

GRANTOR:

Azizuddin Sayed

Matoufa Sayed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azizuddin Sayed and Matoufa Sayed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2020.

Notary Public
My Commission expires: 7-22-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY