Name and Address of New Owner:
Derek D. Dougal
336 Cedarmont Drive
Nashville, TN 37211

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 421818 DEEDWARR
06/22/2020 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20200622-0066333

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 16213009000

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, **Nopel Ahmed, An Unmarried Woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derek D. Dougal, a Single Man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF CEDARWOOD ESTATES, REVISED, SECTION ONE, OF RECORD IN PLAT BOOK 4675, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NOPEL AHMED, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM HAJAR KHAILANI, AN UNMARRIED MAN, RECORDED ON OCTOBER 30, 2017, OF RECORD IN INSTRUMENT NO. 20171030-0110715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 336 CEDARMONT DR., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of June, 2020.

Nopel Ahmed (SEAL)
Nopel Ahmed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2020, before me personally appeared Nopel Ahmed, 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 18th day of June, 2020.

Notary Signature
My commission expires: 1 8 2024

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

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 $252,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nopel Ahmed
(Affiant)

Sworn to and subscribed before me this
18th day of June, 2020.

Notary Public
My commission expires: 1.8.2024
File No. 2020-1303

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

