Karen Johnson Davidson County
Batch# 425532 DEEDWARR
06/24/2020 02:39:52 PM 2 pgs
Fees: $13.00 Taxes: $651.20
20200624-0068336

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ahmad A. Suara
Zulfat Suara
1104 Quail Court West
Nashville, TN 37214

SEND TAX BILL TO:
new owners

MAP/PARCEL 108-08-0B-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Plemons, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ahmad A. Suara, a single man, and Zulfat Suara, a married man, all as tenants in common, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 of Lot 9 on the Plan of Condominium Site Plan, Lots 7,8,9,10,11,12,13,14 and 15 of Section 2, Quail Valley of record in Plat Book 5200, Page 395, and described in the Master Deed of record in Book 5857, page 371, Book 5857, page 502; as amended in Book 5869, page 814; and Book 5884, page 534, 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 Jennifer L. Plemons, unmarried by Warranty deed from Jennifer King fka Jennifer D. Garrett, a married woman of record in Instrument No. 20190412-0033497 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 12, 2019.

This is improved property known as: **1104 Quail Court West, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

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.

Possession to be given 19th day of June, 2020.

WITNESS MY HAND on this the 19th day of June, 2020

Jennifer L. Plemons

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer L. Plemons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of June, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of June, 2020

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200392