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

File #

Karen Johnson Davidson County
Batch# 438323 **DEEDWARR**
07/15/2020 01:36:18 PM 2 pgs
Fees: $13.00 Taxes: $947.20

20200715-0077572

NEW OWNER:
Michael Russell
3010 Bramley Drive
Antioch, TN 37013

SEND TAX BILL TO:
Highlands Residential Mortgage, Ltd., 12001 N. Central Expressway, Suite #750, Dallas, TX 75243

MAP & PARCEL:
150-02-0-455.00.

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 **Michael Russell, a single man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Percy Priest Meadows Addition Section 1, of record in Plat Book 6900, page 513, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mohammad Anwar and wife, Marijhan Anwar by Special Warranty Deed from Barbara K. Miller, Executrix for the Estate of Stephanie Ann Aichele of record in Instrument No. 20191112-0116477, dated November 8, 2019 and recorded November 12, 2019, 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 June affect the within described property.

AND **Mohammad Anwar and Marijhan Anwar,** 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,** 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: 3040 Brantley Dr., Antioch, TN 37013

Executed on this 10th of July.

Mohammad Anwar

MARIJHAN
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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 10th of July.

Notary Public

My Commission Expires: 1/23/23

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$245,000.00~~ $256,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 10th of July.

Notary Public

My Commission Expires: 1/23/23

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