Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File # 15047

Karen Johnson Davidson County
Batch# 468031 DEEDWARR
09/01/2020 11:56:12 AM 3 pgs
Fees: $18.00 Taxes: $850.63

20200901-0099276

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prepared by: Millennial Title, LLC 5120 Virginia Way, Ste. B-13 Brentwood TN 37027

File No.: TN-2020-6794-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shiean Salman Mahmud	new owner	162 10 0 134.00
(NAME)	(NAME)	
576 Roxanne Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPH RYAN JACQUES AND MEGAN ROSE JACQUES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIEAN SALMAN MAHMUD *, 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: *unmarried

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. 134 on the Plan of Brookview Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Being the same property conveyed to Ryan Jacques and Megan Jacques, husband and wife, by deed dated November 7, 2013, from Joseph A. Estes and Wife, Mary M. Estes of record in Instrument Number 20131112-00116965, said Register's Office.

unnimproved ☐
This is improved ☒ property, known as 576 Roxanne Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 28 day of August 2020.

Ryan Joseph Jacques by Abigail Eliza Perez-Miranda Atty-in Fact
Ryan Joseph Jacques by Abigail Eliza Perez-Miranda, Attorney-in-Fact

Megan Rose Jacques by Abigail Eliza Perez-Miranda Atty-in Fact
Megan Rose Jacques by Abigail Eliza Perez-Miranda Attorney-in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Abigail Eliza Perez-Miranda, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ryan Joseph Jacques and Megan Rose Jacques, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ryan Joseph Jacques and Megan Rose Jacques the bargainor(s), by the said Abigail Eliza Perez-Miranda as Attorney-in-Fact.

WITNESS my hand and seal, this 28 day of August, 2020

NOTARY PUBLIC My Commission Expires: 10/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

On this 28 day of Aug, 2020, before me, the undersigned, personally appeared Abigail Eliza Perez Miranda, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 12/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY