WARRANTY DEED

Karen Johnson Davidson County
Batch# 489384 DEEDWARR
10/05/2020 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20201005-0114846

File No.: AV-20-308-SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Mounir Kasawat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mounir Kasawat	LoanDepot.com	150 09 0 176.00
(NAME)	(NAME)	
308 Cedarcliff Road Nashville TN 37013	26642 Towne Centre Drive Foothill Ranch, CA 92610	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AMANDA N. VAUGHN, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MOUNIR KASAWAT, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 104, Phase II Forest View Park, Section V, as shown on plat of record in Plat Book 6250, Page 458, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda N. Vaughn, a married woman, by Warranty Deed from Anna Carol Curtis, dated September 19, 2005, recorded September 22, 2005, in Instrument No. 20050922-0113990, in the Register's Office of Davidson County, Tennessee. Pursuant to Final Decree of Divorce, Docket No. 09D-2633, in the Fourth Circuit Court for Davidson County, Tennessee, further being the same property conveyed to Amanda N. Vaughn by Quitclaim Deed from C. Keith Vaughn, IV (a/k/a Cyril Keith Vaughn, IV), dated February 1, 2010, recorded February 8, 2010, in Instrument No. 20100208-0009824, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 308 Cedarcliff Road, Nashville, TN 37013
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of September, 2020

Amanda N. Vaughn

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 23rd day of September, 2020, before me personally appeared Amanda N. Vaughn, 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 23rd day of September, 2020.

Notary Signature
My commission expires: March 1, 2024

SHADOWLYNN MCLAUGHLIN
Notary Public, State of Arizona
Maricopa County
Commission # 579644
My Commission Expires
March 01, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171