Name and Address of New Owner:
Mohammed J. Baig and Khrysta A. Baig
3013 Sunnyview Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 489840 DEEDWARR
10/06/2020 09:49:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20201006-0115486

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 059-05-0-243

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, **Martinus LeJuan Corder**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohammed J Baig and Khrysta A Baig, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, Page 85 in the Register's Office for said County, described as follows:

Beginning at a point in the southeasterly southeasterly margin of Sunnyview Drive, the common corner of Lots 248 and 249; thence with the line between said two lots, southeastwardly 120.4 feet to a monument at the rear corner of Lots Nos. 247, 248, and 249; thence with the line between said Lots Nos. 247 and 248, northeastwardly 104.0 feet to a point in the southwesterly margin of Sunnyview Court; thence with the margin of the same, northwestwardly 92.4 feet to a monument at the beginning of a curve to the left, having a radius of 25 feet; thence around said curve, northwestwardly 38.71 feet to a monument in the southeasterly margin of Sunnyview Drive; thence with the margin of the same, southwestwardly 73.0 feet to the point of the beginning.

Being the same property conveyed to Martinus LeJuan Corder by Warranty Deed from Coleman A. Beard, dated April 6, 2020, of record in Instrument No. 20200409-0037823, in said Register's Office, Davidson County, Tennessee. Barbara J. Beard died on April 12, 2010 leaving Coleman A. Beard surviving tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3013 Sunnyview Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 2nd day of October, 2020.

Martinus LeJuan Corder (SEAL)
Martinus LeJuan Corder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2020, before me personally appeared Martinus LeJuan Corder, 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 2nd day of October, 2020.

GREGORY FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires: 11.8.21

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 **$270,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of October, 2020.

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 12/1/2020
File No. 20-1442