Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15081

Name and Address of New Owner:
Nojdar Shemssulldin and Fakhriya Nazi
3D3 Sheldon Glen Dr.
Nashville, TN 37211

Send Tax Bills To:
SLOBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

Karen Johnson Davidson County
Batch# 489862 **DEEDWARR**
10/06/2020 10:09:32 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20201006-0115516

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 161-16-0A-087.00-C

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, **Helen Sok**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nojdar Shemssulldin and Fakhriya Nazi,** husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of The Townhomes of Shadow Glen, as shown on Exhibit "A" to the Third Supplementary Declaration to the Declaration of Covenants, Conditions, and Restrictions to the Townhomes of Shadow Glen of record in Instrument No. 200501180005927, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen Sok, a single woman by Randall G. Beaman, III and John T. Chaudoin from Warranty Deed, dated on 02/16/18 and recorded on 02/21/18 in Instrument no. 20180221-0016388, in registers office for Davidson County, Tennessee.

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.

Helen Sok by Tim Stillings, Attorney-In-Fact (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Tim Stillings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Helen Sok, and that he is authorized by Helen Sok, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 2nd day of October, 2020.

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 1-23-23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $222,000.00, 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.

Notary Public
My commission expires:
File No. 202019

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022