WARRANTY DEED

Karen Johnson Davidson County
Batch# 495980 DEEDWARR
10/15/2020 09:38:20 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20201015-0119776

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 10/17/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zachary D Hoover, a single man	Churchill Mortgage Corp.	63-2-29
(NAME)	(NAME)	
1532 Mohawk Trail	1749 Mallory Ln. Ste 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202716

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarkawt Mirza and wife, Shina Mustafa**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Zachary D Hoover, single man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 119 on the Plan of Nawakwa Hills PowWow Addition, Section 4, of record, in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarkawt Mirza and wife, Shina Mustafa by Warranty Deed from Cambridge Building Group, LLC, a Nevada limited liability company dated September 28, 2017 and filed of record in Instrument No. 20171002-0100251 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to all matters shown on the plan of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1532 Mohawk Trail, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of October, 2020

Sarkawt Mirza

Shina Mustafa

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarkawt Mirza and Shina Mustafa, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of October, 2020.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY