WARRANTY DEED

Karen Johnson Davidson County
Batch# 500362 DEEDWARR
10/22/2020 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20201022-0122993

Y-SB-BMR-20-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2021

(AFFIX SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria M. Pina Reyna and Raymundo Munoz Bernal	New owner	
(NAME)	(NAME)	**162-05-2-208.00**
304 Ocala Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KHALID HUSSEIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA M. PINA REYNA AND RAYMUNDO MUNOZ BERNAL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 72 on the Plan of Section 3, Hickory Valley Subdivision of record in Plat Book 4460, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Khalid Hussein by Warranty deed from Brian F. Young and wife, Coretta R. Young of record in Instrument No. 20071128-0138083 Register's Office for Davidson County, Tennessee, dated November 20, 2007 and recorded on November 28, 2007.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4630, Page 548, Book 4604, page 526 and Book 5967, page 773, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 Ocala Cir, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

The Grantor hereby acknowledges that the above-described property was never the Primary Residence of the Grantor and his spouse, Salima Hasan.

Witness my hand this the 19 DAY OF OCTOBER, 2020.

Khalid Hussein

Salima Musa Hasan
**The said Salima Musa Hasan joins in this conveyance to convey any marital interest in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHALID HUSSEIN AND SALIMA MUSA HASAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY