Karen Johnson Davidson County
Batch# 510808 DEEDWARR
11/09/2020 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $155.40
20201109-0131153

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2613TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of November, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Rafee Syed and Fatimah Syed 118 Rivergate Parkway Goodlettsville, TN 37072	**SAME AS NEW OWNER.**	P/O 026 05 0 095.00

WARRANTY DEED

FOR AND IN 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, WE, **Jennifer Wuth and Geoffrey Wuth, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rafee Syed and Fatimah Syed, husband and wife** 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:

Property known as 118 Rivergate Parkway Goodlettsville, TN 37072, County of Davidson to wit:

Land in The City of Goodlettsville, Davidson County, Tennessee and being part of Lot 23 of Block H of Roscoe Place 3rd and 4th Addition of record in Book 843, page 361 R.O.D.C., Tn. and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated August 19, 2020 and known as Job No. 200162 as follows;

Beginning at an existing iron pin on the northerly margin of Rivergate Parkway, said point being the Southwest corner of the herein described tract and the Southeast corner of the Reba C. Manning property (Inst. No. 200603170031070 R.O.D.C., Tn.) ,also being the common southerly corner of Lots 23 and 22 of the said Block H of Roscoe Place 3rd and 4th addition; thence with the common line of Lots 23 and 22 N01°20'34"E 128.55' to an iron pin set; thence severing Lot 23 of which this is a part S87°30'45"E 49.83' to an existing iron pin; thence with the common line of Lot 24 of the Resubdivision of Lots 10,11,12,24 and 25 of Block H Roscoe Place 3rd and 4th Additions of record in (Inst No. 201404110030731 R.O.D.C., Tn.); thence, with said Lot 24 S01°24'25"W 127.95' to an existing iron pin on the northerly margin of the said Rivergate Parkway; thence, with the said margin N88°05'33"W 49.96' to the point of beginning,

Being part of the same property conveyed to Geoffrey Wuth and Jennifer Wuth, husband and wife, by deed from Lee Marie York, a single person, dated 02/28/2020 filed and recorded 03/02/2020 of record in Instrument No. 20200302-0023185, said Register's Office.

LTE File No.: 20-2613TN

Tax Map and Parcel ID is as follows P/O 026 05 0 095.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 118 Rivergate Parkway, Goodlettsville, TN 37072

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 6th day of November, 2020.

Jennifer Wuth

Geoffrey Wuth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2020, before me personally appeared **Jennifer Wuth and Geoffrey Wuth**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of November, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 20, 2021

Commission Expiration: 9/20/2021

LTE File No.: 20-2613TN

202011090131153

True Copy Certification

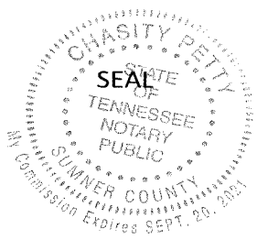
I, **Milissa Loew**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires: 9/20/2021



SEAL