Karen Johnson Davidson County
Batch# 522376 DEEDWARR
12/01/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20201201-0139343

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Jabran Asad Baig 494 Paragon Mills Rd Nashville TN 37211	Jabran Asad Baig same as owner	133-11-0-060

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, **Nancee Bowman and husband, Raymond Bowman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jabran Asad Baig,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, and being Lot No. 11 on the plan of Valley View Meadows, Section I, of record in Book 3500, Page 69, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Nancee Bowman and husband, Raymond Bowman, by Deed dated September 17, 1992, and recorded September 30, 1992, from Amanda Simpson and husband, Robert 0. Simpson, and Sibyl Poole, unmarried, in Book 8742, Page 314, in the Register's Office for Davidson County, Tennessee.

Property Address: 494 Paragon Mills Road Nashville 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 13th day of November, 2020.

Raymond Bowman (SEAL)

Nancee Bowman (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2020, before me personally appeared Raymond Bowman and Nancee Bowman, 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 13th day of November, 2020.

Notary Signature
My commission expires: 9/2/2024

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
13th day of November, 2020.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-344

True Copy Certification

I, Matthew Anderson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

