When Recorded return to:
Midtown Title, LLC
1704 Charlotte Ave Ste 105
Nashville, TN 37203

Name and Address of New Owner:
Charles Hunter Cain
2969 Owendale Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 552737 DEEDWARR
01/12/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210112-0005237

Send Tax Bills To:
First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15009013300

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, **Adel Aziz and wife, Mariem Danial, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Hunter Cain, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adel Aziz and wife, Mariem Danial, husband and wife by Warranty Deed from Esmat Melek and Madaha Terelbr dated February 1st 2018 and recorded February 12th 2018 record in Instrument No. 20180212-0013931 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2969 Owendale Drive, Antioch, TN 37013

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 11th day of January, 2021.

_____ (SEAL)
Adel Aziz

_____ (SEAL)
Mariem Danial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2021, before me personally appeared Adel Aziz and Mariem Danial, 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 11th day of January, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOV 8, 2021

_____
Notary Signature
My commission expires: 11.8.2021

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 $225,000.00, 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
11th day of January, 2021.

_____
Notary Public
My commission expires: 1/3/2023
File No. 20-1652

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

