Karen Johnson Davidson County
Batch# 557842 DEEDWARR
01/21/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210121-0009028

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Masir A. Khan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Masir A Khan and Afsana Khan	New Owner at Property	
(NAME)	(NAME)	173040A14700CO
5112 W. Oak Highland Dr	Address	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **George Powell Jr. and Mary B. Powell, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Masir A Khan and Afsana Khan**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 147, on the plan of Phase One of Oak Highlands of record in Book 6900, Page 432-435, said Register's Office.

Being the same property conveyed to George Powell, Jr. and Mary B. Powell, husband and wife, by virtue of that certain Warranty Deed dated July 7, 2006, and being of record at Instrument No. 20060726-0090476 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 432-435 and Boundary Plat at Book 6900, Page 431, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7350,Page 24, Book 7367, Page 587, Bok 8765, Page 77, Book 7337, Page 90, Instrument No. 20000428-0042354, 20020725-0089130 and 20020725-0089131, By-Laws of record in Book 8765, Page 90, Charter recorded at Book 7337, Page 529 and Book 8765, Page 100 , **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5112 W Oak Highland Dr. Antioch, TN 37013
(House Number) (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 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 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 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 15TH day of January, 2021.

George Powell Jr.

Mary B. Powell

STATE OF California
COUNTY OF Sacramento

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **George Powell Jr. and Mary B. Powell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15TH day of January, 2021.

Notary Public
My Commission Expires: 9/17/2023

DOMINICA INEZ ROBINSON
COMM. # 2305588
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. SEP 17, 2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson

Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 1/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 1-15-2021 before me, Dominica Inez Robinson, Notary Public
(insert name and title of the officer)

personally appeared George Powell Jr. and Mary B. Powell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DOMINICA INEZ ROBINSON
COMM. # 2305588
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. SEP 17, 2023

Signature _____ **(Seal)**