Name and Address of New Owner:
Mariam Ayad
929 Goodbar Dr
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 563627 DEEDWARR
01/28/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20210128-0012876

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro Ave #100
San Antonio, TX 78216

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 107-13-0-099.00

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, **Robert E. Buie, Jr., unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariam Ayad, a married woman** "the Grantee," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 45 on the Map of Miro Meadows as of record in Book 1424 , Pages 94 and 95, Register's Office for said County and described as follows:

Beginning at a point in the Westerly margin of Goodbar Drive, the common corner of Lots 45 and 46; thence with the margin of said Drive, Southerly 52.2 feet to the beginning of a curve; thence around said curve, Southwesterly 30.40 feet to a point in the Northerly margin of Thompson Place; thence with the margin of the same, Westerly 156.22 feet to a point; thence Northerly 80.1 feet to the common rear corner of Lots 45 and 46; thence Easterly with the line between said lots 175 feet to the point of the beginning.

Being the same property conveyed to Robert E. Buie, Jr. by Warranty deed from Scottie L. Williams and wife Ruth Ann Williams and James D. Williams and wife Elizabeth A. Williams of record in Book 11657, page 56, Register's Office for Davidson County, Tennessee, dated September 03, 1999 and recorded on September 10, 1999.

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 27th day of January, 2021.

_____(SEAL)
Robert E. Buie, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2021, before me personally appeared Robert E. Buie, Jr., 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 27th day of January, 2021.

_____
Notary Signature
My commission expires: 12/11/21

CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 $188,000.00, 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
27th day of January, 2021.

_____
Notary Public
My commission expires: 12-18-22
File No. 2021-3201

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

