Name and Address of New Owner:
Egber Abdullah
257 Delvin Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 575822 DEEDWARR
02/23/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210223-0022180

Send Tax Bills To:
New Owner

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

Map & Parcel No: 16200003600

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, **Victor Varela**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Egber Abdullah,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Antioch, Davidson County, Tennessee, being bounded on the north by Tusculum Road, on the East by Malone, on the South by Malone and McGee, and on the West by Metro Government and Christian Properties and being described according to a Mortgage Loan Inspection with a composite description based on surrounding properties by Campbell, McRae and Associates Surveying, Inc., Stanley Glenn McRae, Tennessee R.L.S. #1673 dated October 18, 1999, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Tusculum Road, said point being the northwest corner of the Malone Family Trust Land, as shown on the Resubdivision of Section One, Malone Subdivision (Book 8250, Page 508), Register's Office for Davidson County, Tennessee; thence with said Malone using the calls shown on said resubdivision plat, S35 degrees 02'59"W, 249.88 feet to a point; thence S27 degrees 18'20"W, 127.55 feet to a point; thence S 01 degrees 04'30 11W 28.62 feet to a point in the northerly line of the William T. Malone Land (Book 4252, Page 151), said Register's Office; and being the northeast corner of Reserved Parcel C as shown on the adjacent subdivision plat of Fair Oaks Subdivision S88 degrees 11' OO"W, 161.50 feet to a point in the easterly line of the Metro Government Land {Book 5575, Page 318), said Register's Office. Also shown as reserved Parcel A on said Fair Oaks Subdivision plat; thence with said Metro Government Land using the calls as shown on Fair Oaks Subdivision plat, N02 degrees 04'00"W, 191.27 feet to a point; thence N15 degrees 06'40"W 329.51 feet to a point in the easterly line of Lot 31 of said Fair Oaks Subdivision, and being the Christian Properties Land {Book 11149, Page 105), said Register's Office; thence with said Lot 31 as shown on said Fair Oaks subdivision plat, N22 degrees 09'E, 25.00 feet to a point in said southerly margin of Tusculum Road; thence with said southerly margin easterly 480 feet (Field Measured) to the point of beginning.

Being the same property conveyed to Victor Varela by Quitclaim Deed from Leticia Varela, dated 01/06/2021, of record in Instrument No. 20210107-0003126, said Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to Victor Varela and Leticia Varela, husband and wife by Warranty Deed from Joseph Dick, unmarried dated November 28th 2006 and recorded December 5th 2006 of record in Instrument No. 20061205-0149959 said Register's Office, Davidson County, Tennessee.

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 24th day of December, 2020.

_____(SEAL)
Victor Varela

STATE OF Georgia
COUNTY OF Bryan

On this 24th day of December, 2020, before me personally appeared Victor Varela, 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 24th day of December, 2020.

12/24/2020
11-11-2024
Notary Signature
My commission expires:

KELLY MAYO
Notary Public - State of Georgia
Bryan County
My Commission Expires Nov 11, 2024

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 **$430,000.00**, 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
24th day of December, 2020.

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 05/09/2023
File No. 20-1679

202102230022180

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212