Karen Johnson Davidson County
Batch# 580304 **DEEDWARR**
03/01/2021 11:32:55 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210301-0025382

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01125

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sara Wizniuk and Paul Wizniuk 1713 Haleys Hope Ct. Nashville, TN 37209	Sara Wizniuk and Paul Wizniuk SAME	114-07-0-B-152.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Abdul Aziz, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sara D. Wizniuk and husband, Paul A. Wizniuk and Hannah Ross, married as Joint tenants with Right of Survivorship** hereinafter called the Grantees, their successors 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. 34, on the plan of Section Six, Addition to Westchase, as shown by plat of record in Instrument No. 20050617-0069470, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Abdul Aziz, unmarried a single man by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 30, 2005, recorded January 11, 2006, of record in Instrument No. 20060111-0004248, in the Register's Office for Davidson County, Tennessee.

This conveyance s subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1713 Haleys Hope Ct., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 appl cable to all genders.

WITNESS my hand this 23rd day of February, 2021

Abdul Aziz

STATE OF TX

COUNTY OF Fort Bend

I, Larielle Buckner, a Notary Public for the city of Rosenberg and State of Texas, do hereby certify that Abdul Aziz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of February, 2021.

Notary Public
My Commission Expires:

(SEAL)

