WARRANTY DEED

Karen Johnson Davidson County
Batch# 583497 DEEDWARR
03/03/2021 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20210303-0027619

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.21.24
(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod, 130 Wilson Pike Cir, Brentwood, TN 37027

File No.: 21-012410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kirollos Masood	Kirollos Masood	149-15-0-A-037.00-CO
(NAME) 2321 Edencrest Drive	(NAME) 2321 Edencrest Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SAUNDRA ADAIR DUFFIELD, A WIDOW,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KIROLLOS MASOOD,
HEREINAFTER CALLED THE GRANTEES, 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. 141 on the Plan of Section One, Cambridge Forest of record in Plat Book 9700, Page (s) 299 and 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Timothy Earl Duffield and Saundra Adair Duffield, husband and wife by Warranty deed from Monte H. Mohr, married of record in Instrument No. 20160601-0054825 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016. (Value of consideration shown in aforementioned deed $183,600.00.) Being also known as 2321 Edencrest Drive Antioch, Tennessee 37013.

unimproved ☐
This is ☒ property, known as 2321 Edencrest Drive, Antioch, TN 37013
improved

(House No.) (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 our hands this 25 day of February, 2021.

Saundra Adair Duffield

STATE OF TENNESSEE

COUNTY OF Williamson

On this 25 day of February 20 21, before me personally appeared Saundra Adair Duffield, 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 (or person's) free act and deed.

Notary Public

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

Printed Name: Kelly Elrod

Serial Number, if any: _____

My Commission Expires: 9.21.24

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section One, Cambridge Forest of record in Plat Book 9700, Page (s) 299 and 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Timothy Earl Duffield and Saundra Adair Duffield, husband and wife by Warranty deed from Monte H. Mohr, married of record in Instrument No. 20160601-0054825 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016. (Value of consideration shown in aforementioned deed $183,600.00.) Being also known as 2321 Edencrest Drive Antioch, Tennessee 37013.

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 WILLIAMSON

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022

Seal

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022