Karen Johnson Davidson County
Batch# 587607 DEEDWARR
03/09/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20210309-0030695

Name and Address of New Owner:
Ilyssia Greer and Mario Greer, Sr.
119 Coventry Woods Dr.
Madison, TN 37115
Send Tax Bills To: New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-01-0A-119.00-CO

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, **Demetrius V. Howard, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ilyssia Greer and Mario Greer, Sr., tenants in common**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 119 on the Plan of Coventry Woods, Phase One, as shown on plat of record in Plat Book 6200, Page 200, as revised in Plat Book 6250, Page 567, and more specifically set forth on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Coventry Woods of record in Book 6966, page 370, 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 Nasrin Rahimi, a single woman by Warranty deed from Shareeah R. Woods, an unmarried person of record in Instrument No. 20030819-0120120 Register's Office for Davidson County, Tennessee, dated August 14, 2003 and recorded on August 19, 2003. (Value of consideration shown in aforementioned deed $63,950.00.)

Being the same property conveyed to Zobair Rahimi, married by Quitclaim deed from Nasrin Rahimi, unmarried of record in Instrument No. 20150706-0064969 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on July 06, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Demetrius V. Howard, single woman by Warranty deed from Zobair Rahimi, married of record in Instrument No. 20190820-0083610 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019. (Value of consideration shown in aforementioned deed $119,000.00.)

Being also known as 119 Coventry Woods Drive, Madison Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of March, 2021.

Demetrius V. Howard (SEAL)
Demetrius V. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Demetrius V. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2021.

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sandy Balent
Notary Public
My commission expires: 10-2-23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell
(Affiant)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Sworn to and subscribed before me this
~~4th~~ 5th day of March, 2021.

Notary Public
My commission expires: 10-21-2024

File No. 2021-1362

202103090030695

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

