Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 20111086

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2020.

Notary Public
My Commission Expires: 05/09/2023

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 605765 DEEDWARR
04/01/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210401-0043438

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: New Owners	Map/Parcel Number:
Renita Ezell and Jerry Ezell		137130A 07800 CO
3920 Waterford Way		
Nashville, TN 37013		

For and in consideration of the sum of ten dollars & 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, Abid Ali and Mahboba Amerkhille, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jerry Ezell and Renita Ezell, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being all of Lot No. 78, Final Plat, Section Two, Peninsula Point, according to survey and plat of same appearing of record in Book 8250, Page 733, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Abid Ali and Mahboba Amerkhille, husband and wife, by Warranty Deed from Randall Waterson, dated March 29, 2018, of record in Instrument No. 20180405-0032222, Register's Office of Davidson County, Tennessee.

This conveyance is 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 3920 Waterford Way, Nashville, TN 37013.

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 applicable to all genders.

WITNESS my hand this 8th day of December, 2020.

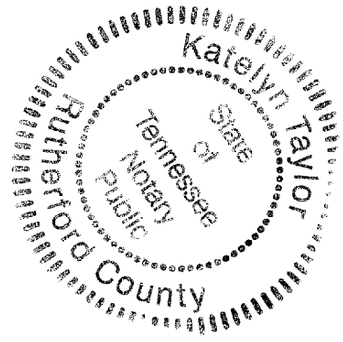
Abid Ali

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Abid Ali with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of December, 2020.

Notary Public at Large
My Commission Expires: 9/14/23



WITNESS my hand this 8th day of December, 2020.

Mahboba Amerkhille

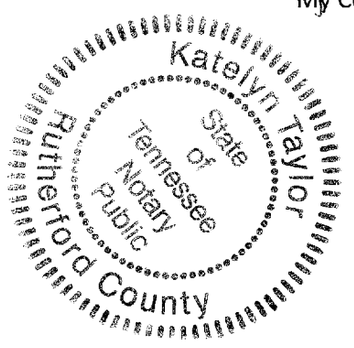
Mahboba Amerkhille

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mahboba Amerkhille with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of December, 2020.

Notary Public at Large
My Commission Expires: 9/14/23



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