WARRANTY DEED

Karen Johnson Davidson County
Batch# 623222 DEEDWARR
04/27/2021 10:22:19 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210427-0055795

ATT VIXAY LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/19/22

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Muguel Fernando Esparza	CMG Mortgage, Inc.	16202003200
(NAME)	(NAME)	
5004 Olivia Drive	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mohammed Alyas and Hayfaa Sami Zanoun, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Muguel Fernando Esparza, a single man,** 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. 27 on the Plan of Colewood Acres, Section 1 of record in Plat Book 3700, Page 59, 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 Mohammed Alyas, married, by deed of record in Instrument No. 20170712-0070063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mohammed Alyas by Nawzad Busally as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20210427-0055793, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Hayfaa Sami Zanoun by Nawzad Busally as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20210427-0055794, in the Register's Office for Davidson County, Tennessee.

Hayfaa Sami Zanoun joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 5004 Olivia Drive, Antioch, TN 37013
(House Number) (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 my/our hands this 23rd day of April, 2021.

Mohammed Alyas by Nawzad Busally as his attorney in fact

Mohammed Alyas by Nawzad Busally, attorney in fact

Hayfaa Sami Zanoun by Nawzad Busally as her attorney in fact

Hayfaa Sami Zanoun by Nawzad Busally, attorney in fact

State of Tennessee
County of Davidson

On this the 23rd day of April, 2021, before me personally appeared Nawzad Busally, the person who executed the foregoing instrument on behalf of Mohammed Alyas and who acknowledged that he executed the same as the free act and deed of the said Mohammed Alyas, through Power of Attorney granted him by the said Mohammed Alyas.

WITNESS my hand and seal this 23rd day of April, 2021.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

State of Tennessee
County of Davidson

On this the 23rd day of April, 2021, before me personally appeared Nawzad Busally, the person who executed the foregoing instrument on behalf of Hayfaa Sami Zanoun and who acknowledged that he executed the same as the free act and deed of the said Hayfaa Sami Zanoun, through Power of Attorney granted him by the said Hayfaa Sami Zanoun.

WITNESS my hand and seal this 23rd day of April, 2021.

Notary Public
Commission Expires:

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022