Karen Johnson Davidson County
Batch# 624849 DEEDWARR
04/29/2021 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210429-0057096

Name and Address of New Owner:
Heydi E. Perdomo Diaz
472 Rural Hill Rd.
Nashville TN 37217
Send Tax Bills To:
Heydi E. Perdomo Diaz

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 150-01-0-043

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, **Sam Ghali**, married, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heydi E. Perdomo Diaz,** Unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 175, on the Plan of Edge-O-Lake Estates, Section One, of record in Plat Book 3600, Page 43, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Martin and Russell M. Martin, Jr., both unmarried as Joint Tenants with Right of Survivorship, by Warranty Deed from Betty L. Swilley, dated September 17, 2003 and recorded September 19, 2003, of record in Instrument No. 20030917-0137589, Register's Office for Davidson County, Tennessee. Being further conveyed to Russell McAlister Martin, III, Trustee under the Testamentary Trust under the Will of Russell McAlister Martin, Jr., by Quit Claim Deed from Melissa Martin, unmarried, dated Secember 29, 2008 and recorded December 29, 2008, of record in Instrument No. 20081229-0123076, Register's Office for Davidson Count, Tennessee. Being further conveyed to Anthony Branch, married, from Russell McAlister Martin, III, Trustee by Warranty Deed, dated October 13, 2020 and recorded October 15, 2020, of record in Instrument No. 20201015-0119660, Register's Office for Davidson County, Tennessee. Being further conveyed to Sam Ghali by Deed dated October 13, 2020 from Anthony Branch, married, recorded October 19, 2020, in Instrument Number 20201019-0121104, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 23rd day of April, 2021.

Sam Ghali (SEAL)
Sam Ghali

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of April, 2021, before me personally appeared Sam Ghali, 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2021.

Notary Signature
My commission expires:
1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heydi E. Perdomo Diaz
(Affiant)

Sworn to and subscribed before me this
23rd day of April, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-230

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Desiree Sailema, 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 Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

