This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $236,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2021.

Notary Public
My commission expires: 12-18-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eliseo Alberto Monjarrez 4913 Cimarron Way Antioch, TN 37013	New Owner	162-03-0 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, IDRIS KHAN AND SHAMIMA KHAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELISEO ALBERTO MONJARREZ, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 149, on the Plan of Apache Hills, Section III, of record in Book 4175, Page 9, as amended in Book 4310, Page 737, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Idris Khan, married, by deed dated 10/29/2014, from Norman Abdullah, of record in Instrument No. 20141104-0101648, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4913 Cimarron Way, Antioch, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 628831 DEEDWARR
05/04/2021 12:47:05 PM 2 pgs
Fees: $13.00 Taxes: $873.20
20210504-0059696

SK SK

Witness my hand this the 30th day of April, 2021.

Idris Khan

Shamima Khan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Idris Khan and Shamima Khan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY