Name and Address of New Owner:
Shalaw Bareek and Khalat Khama
7621 Mint Leaf Drive
Nashville, TN 37211

Send Tax Bills To:
Shalaw Bareek and Khalat Khama

Karen Johnson Davidson County
Batch# 641356 DEEDWARR
05/20/2021 02:53:31 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20210520-0068892

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 01 0B 102.00 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, **Charles A. Adefope and wife, Esther F. Adefope**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shalaw Bareek and Khalat Hama, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 128 ON THE PLAN OF PHASE ONE, 2ND ADDITION TO SUGAR VALLEY, A RS10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20050105-0001853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHARLES A. ADEFOPE AND ESTHER F. ADEFOPE, HUSBAND AND WIFE, BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION INC., A TENNESSEE CORPORATION, RECORDED ON AUGUST 8, 2005, OF RECORD IN INSTRUMENT NO. 20050808-0093322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 7621 MINT LEAF DR., ANTIOCH, TN 37013.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-98-18-21-764

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2021.

_____(SEAL)
Charles A. Adefope

_____(SEAL)
Esther F. Adefope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2021, before me personally appeared Charles A. Adefope and Esther F. Adefope, 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 18th day of May, 2021.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of May, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2610

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021