Karen Johnson Davidson County
Batch# 643501 DEEDWARR
05/25/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210525-0070551

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 Williamson

The actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 24th day of May, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MARTA DELGADO 919 Gallatin Ave #9 NASHVILLE, TN 37206	New Owner	141-15-0C 046.00

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, SHAKIR WANI, UNAMRRIED, AND GOVAND WANI, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARTA IRENE DELGADO, 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. 131 on the Plan of Phase "9" Rolling River Estates, as of record in Plat Book 6200, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shakir Wani and wife, Govand Wani, by deed dated 10/27/1995, from Thomas E. Bradbury and wife, Antonette Bradbury, of record in Book 9848, page 206, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6880 River Ridge Drive, Nashville, TN 37221.

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.

MD. M.D GW SW

Witness my hand this the 24th day of May, 2021.

Shakir Wani

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary **Public in and** for said county and state, Shakir Wani, 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 24th day of May, 2021.

My commission expires:
12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Witness my hand this the 24th day of May, 2021.

Govand Wani

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary **Public in and** for said county and state, Govand Wani, 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 24th day of May, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

M.I.D

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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