Karen Johnson Davidson County
Batch# 663245 DEEDWARR
06/23/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210623-0084996

Name and Address of New Owner:
William Barron and Amy Jackson
742 22nd Avenue North
Nashville, TN 37208

Send Tax Bills To:
1005 Scramblers Knob
Franklin, TN 37069

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

Map & Parcel No: 092 07 0 237.00

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, **Shahrazad M. Worley, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Barron and Amy Jackson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 in the T.J. Harding's Subdivision of Lot No. 6, Elizabeth Harding Lytle Tract as of record Book 161, Page 11 Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shahrazad M. Worley by QuitClaim Deed from Mirna Ghraizi, of record in Instrument No. 20171116-0117959, in the Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on November 16, 2017.

Being the some property conveyed to Mirna H. Ghraizi by QuitClaim Deed from ShahrazadM. Worley, of record in Instrument No. 20161219-0132699, Register's Office for Davidson County, Tennessee dated December 14, 2016 and recorded on December 19, 2016.

Being the same property conveyed to Shahrazad M. Worley by QuitClaim Deed from Duniazad Sibai and spouse Baha Sibai, of record in Instrument No. 20100914-0073078,Register's Office for Davidson County, Tennessee, dated September 4, 2010 and recorded on September 14, 2010.

Being the same property conveyed to Duniazad Sibai, Married by Special Warranty Deed from JP Morgan Chase Bank, of record in Instrument No. 20050505-0050515, in the Register's Office for Davidson County, Tennessee, dated April 19, 2005 and recorded on May 5, 2005.

THIS IMPROVED PROPERTY KNOWN AS 742 22ND AVENUE NORTH, NASHVILLE TN 37208.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2021.

Shahrazad M. Worley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2021, before me personally appeared Shahrazad M. Worley, 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 22nd day of June, 2021.

Notary Signature
My commission expires: 7.17.24
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $365,000.00, 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
22nd day of June, 2021.

Notary Public
My commission expires: 3/17/24
File No. 2021-2829

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021