Karen Johnson Davidson County
Batch# 673308 DEEDWARR
07/08/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210708-0092096

WARRANTY DEED

EMILY CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/12/24

(AFFIX SEAL)

W-SB-BMR-21-1905

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Larsen Angola and Alexander Angola	New Owners	
(NAME) **1905 South Hamilton Road**	(NAME)	**069-16-0-195.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOHAMMAD ANWAR, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER LARSON ANGOLA AND ALEXANDER ANGOLA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 (Lot No. 1 and part of Lot No. 2) on the Plan of J. J. Pate's Subdivision of Lots 9-10-11-12-20-21-22 and 23, in Block No. 1 of G. T. Sheegog's Subdivision, of record in Plat Book 843, Page 43, in the Register's Office for said County. Said Tract No. 1 fronts 67.3 feet on the Northwesterly side of South Hamilton Road and extends back 249.7 feet on the Northeasterly line and 251.7 feet on the Southwesterly line, to a line in the rear on which it measures 71 feet.

Being the same property conveyed to Mohammad Anwar, a married man by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Rose E. Drake of record in Instrument No. 20201110-0132502 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 10, 2020.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 43, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1905 South Hamilton Road, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 7th DAY OF JULY, 2021.

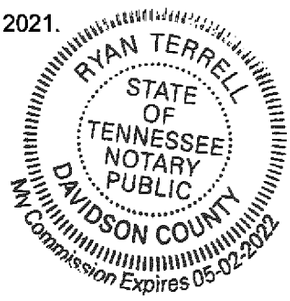
Mohammad Anwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMAD ANWAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

Faith Lowe — 07-07-21 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.20.24

