Karen Johnson Davidson County
Batch# 675318 DEEDWARR
07/12/2021 03:14:24 PM 4 pgs
Fees: $23.00 Taxes: $1,017.13
20210712-0093473

rerecording due to recording error . taxes was not collected

Karen Johnson Davidson County
Batch# 560774 DEEDWARR
01/26/2021 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210126-0011254

Name and Address of New Owner:
Ingy Hanna
9228 Thomason Trl
Antioch, TN 37013

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro Ave #100
San Antonio, TX 78216

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 182-06-0A-371.00

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, **Adel Azer, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ingy Hanna, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Final Plat For Cluster-Lot Subdivision Old Hickory Hills Phase Three - Section Two of record in Plat at Instrument No. 20070516-0058484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adel Azer, a married man by Warranty deed from Nancy Anne Ward, Trustee of the Nancy Anne Ward Family Trust Dated May 7, 2009 of record in Instrument No. 20170329-0030283 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 29, 2017.

Iren Henin joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of January, 2021.

Adel Azer

Iren Henin

202101260011254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2021, before me personally appeared Adel Azer and Iren Henin, 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 21st day of January, 2021.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

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 $274,900.00, 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
21st day of January, 2021.

Notary Public
My commission expires:_____
File No. 20-140-CN

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

True Copy Certification

I, Devan P. Spinelli, 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.

Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary Seal (if on paper)

Notary Public State of Florida
Alexandra M Ponce
My Commission GG 335495
Expires 05/16/2023

202101260011254

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

