Karen Johnson Davidson County
Batch# 688259 DEEDWARR
08/02/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210802-0103377

# WARRANTY DEED

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/19/2025
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1.19.25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Ahmad Fahim Seddiqee | New Owner | Parcel ID: 087 09 0 029.00 |
| (NAME) 107 Streamvalley Blvd 4640 - 4642 Forest Ridge Drive | (NAME) | |
| (ADDRESS) Franklin TN 37064 Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hugo Rios and wife, Angela Rios**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ahmad Fahim Seddiqee, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Section 9, Valley Grove, as of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Hugo Rios, and wife, Angela Rios, by Warranty Deed from G. Fund One, a Tenn. General Partnership, composed of Willard Dean Gregory, Tony D. Gregory, and Ted Gregory, of record in Instrument No. 20050413-0041286, in the Register's Office of Davidson County, Tennessee, dated March 30, 2005 and recorded on April 13, 2005.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4640 - 4642 Forest Ridge Drive, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 28th day of July, 2021

**Hugo Rios**

**Angela Rios**

**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

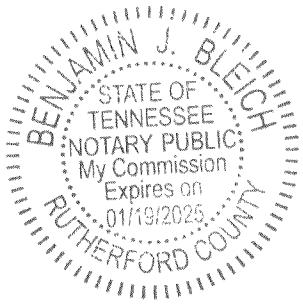
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Hugo Rios and wife, Angela Rios,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2021.

Notary Public

My Commission Expires: January 19, 2025

(SEAL)



- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 07/28/2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 07/28/2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 28 **day of** July **,** 2021 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM