Karen Johnson Davidson County
Batch# 700362 DEEDWARR
08/18/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210818-0111797

This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

State of TN
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $255,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of Aug, 21

Notary Public

My Commission expires _____/_____/_____

KATHERINE CROSSLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Pedro Gomez Guadalupe
2548 Murfreesboro Pike, Apartment 4
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 149030J00400 CO

WARRANTY DEED
21NT01833

Effective the 17 Day of August, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Amera Kamal, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Pedro Gomez Guadalupe

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Units No 4 on the Plan of Townview Place, Lot 4A Townhomes, a Horizontal Property Regime as shown on Exhibit 13 of the Declaration of Covenants, Conditions and restrictions for Townview Place, Lot4A Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument Number 20170313-0024399, 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 as conveyed to Amera Kamal, a married woman by Warranty Deed from TWI LLC, a Tennessee Limited Liability Co. dated 10/31/2019 recorded 11/01/2019 as Book NA, Page NA, in Document Number 20191101-0112782, Register's Office for Davidson County, Tennessee

This is an improved property commonly known as: 2548 Murfreesboro Pike Apt 4, Nashville, TN 37217-3627

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of August, 2021

Amera Kamal
Amera Kamal

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amera Kamal** the within named bargainer, 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, at office, this 17 day of August, 2021.

Patrick J. Miller
Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shabdelmalek
Shenouda Abdelmalek

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shenouda Abdelmalek** the within named bargainer, 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, at office, this 17 day of August 2021.

Patrick J. Miller
Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Shenouda Abdelmalek joins in this deed for purposes of conveying marital interest.*

202108180111797

Certificate of Authenticity

I, **Doné Oglesby**, 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 **August 17, 2021**.

Date

Affiant Signature

08/18/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **18th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY