15850

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 713271 DEEDWARR
09/13/2021 10:32:04 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210913-0122077

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 01-24-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RETURN TO: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Baravan Sadeq<br>Jenar Sadeq | SWBC Mortgage | 133 13 0 028.00 |
| (NAME) | (NAME) | |
| 602 Elaine Drive | 9311 San Pedro #100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **John Wayne Miles, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Baravan Sadeq and Nazdar Jamil, husband and wife, and Jenar Sadeq, an unmarried woman,** 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:

Being Lot No. 635 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, Page 19, Register's office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 635 fronts 80 feet on the north side of Elaine Drive, and runs back 185.4 feet on the west line and 119 feet on the east line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to John Wayne Miles, by deed of record in Instrument No. 20210517-0065787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 602 Elaine Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 10th day of September, 2021.

John Wayne Miles

State of Tennessee
County of Davidson

Personally appeared before me John Wayne Miles, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2021.

Notary Public
My Commission Expires: _____

File No.: 15850

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
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