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WARRANTY DEED

Karen Johnson Davidson County
Batch# 715862 DEEDWARR
09/15/2021 09:04:44 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210915-0123570

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021

Notary Public L. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric L. Meacham and Nicholas M. Warren	Nationstar Mortgage LLC, dba Mr. Cooper	03304003600
(NAME)	(NAME)	
127 Draper Drive	P.O. Box 7729	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Springfield, OH 45501-7729	
(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, **Zobair Rahimi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric L. Meacham and Nicholas M. Warren,** 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. 21 on the Plan of Goodlettsville Heights, Section IV of record in Plat Book 2133, Page 44, 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 Zobair Rahimi by deed dated January 20, 2021 from Sharon Ingram Houston, married of record in Instrument No. 20210122-0009533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Ingram Houston, married by deed dated September 21, 2020 from Robert F. Ingram and Glennda Ingram of record in Instrument No.20200930-0112444, Register's Office for Davidson County, Tennessee.

Being the same property Devised to Robert F. Ingram and Sharon Ingram Houston, married by Last Will and Testament of Jean H. Ingram Probated in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 19P1656.

unimproved ☐

This is improved ☑ property, known as 127 Draper Drive, Goodlettsville, TN 37072
(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 13th day of September, 2021.

Zobair Rahimi

State of Tennessee
County of Davidson

On this 13th day of September, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Zobair Rahimi, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 13th day of September, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Meacham

