Karen Johnson Davidson County
Batch# 717418 DEEDWARR
09/16/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210916-0124314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Alex Ernesto Lima Velasquez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF SEPTEMBER, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alex Ernesto Lima Velasquez	SEND TAX BILLS TO: Alex Ernesto Lima Velasquez	MAP-PARCEL NUMBERS
(NAME) 600 OAK FOREST LANE	(NAME) 600 Oak Forest Lane	14902006900
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Faheem A. Ghany, a married person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Ernesto Lima Velasquez, married man** , HEREINAFTER CALLED THE GRANTEE, HIS 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 125, FINAL PLAT, PHASE ONE, OAKWOOD SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 935, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Faheem A. Ghany, by virtue of that certain Warranty Deed dated December 30, 2011, and being of record at Instrument No. 20120109-0002125 in the Register's Office of Davidson County, Tennessee.

Sherrie Ghany joins in this conveyance to transfer any and all marital interest she may have in the above described property as the spouse of Faheem A. Ghany.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 935, Deed Restrictions recorded at Book 5612, Page 255, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 600 Oak Forest Ln Antioch, TN 37013
(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 hand this 13th day of September, 2021.

Faheem A. Ghany

Faheem A. Ghany

Sherrie Ghany

Sherrie Ghany

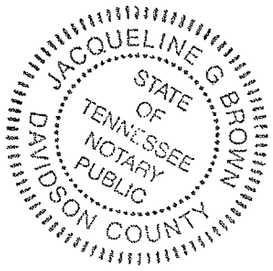
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Faheem A. Ghany and Sherrie Ghany** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of September, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 9-8-22



Certificate of Authenticity

I, Holly A. Mason, 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 9/13/21.

Affiant Signature

9/13/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 13 day of Sept., 20 21.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY