Karen Johnson Davidson County
Batch# 718082 DEEDWARR
09/16/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210916-0124474

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13386-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 13th day of September, 2021.

Notary Public
My Commission Expires: 1/3/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Adly, Micheal Besada, and Hany Mikhail 3023 Waywood Dr. Murfreesboro, TN 37128	New Owner	135 16 0A 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tamilya Wiley, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Adly, married, Micheal Besada, married and Hany Mikhail, 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. 64, on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village, of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamilya Wiley, a married woman, by Quitclaim Deed from Hattie L. Burns, unmarried, of record in Instrument No. 20200721-0079679, in the Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Hattie L. Burns, unmarried, by Warranty Deed from Joe D. Armstrong and wife, Audrey Y. Armstrong, of record in Book 10232, Page 227, in the Register's Office for Davidson County, Tennessee, dated October 11, 1996 and recorded on October 21, 1996.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **2516 Ravine Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2021.

GRANTOR:

Tamilya Wiley

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tamilya Wiley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202109160124474

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 13, 2021.

(AFFIANT) – Aubrey Seavers

09/13/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of September, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY