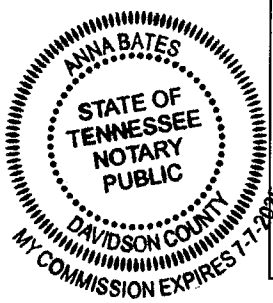
Karen Johnson Davidson County
Batch# 720295 DEEDWARR
09/20/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20210920-0126305



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $248,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of September, 2021.

NOTARY PUBLIC

My commission expires: 7-7-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Aras Musa and Avraz Musa (NAME)	Aras Musa ; Avraz Musa (NAME)	163-16-0C-111.00 CO
1849 Isabelle Lane (ADDRESS)	1849 Isabelle Lane (ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	

Warranty Deed

For and in Consideration of the sum of $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/we **Raymond Coles and Rhiannon Coles, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Aras Musa and Avraz Musa**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Matlock, Phase I, a Residential Planned Unit Development, of record in Instrument Number 20070430-0051281 and revised in Instrument No. 20180328-0028761, and as established by the Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to RAYMOND COLES AND RHIANNON COLES, HUSBAND AND WIFE, by deed from KENNETH JASKIER, MARRIED, of record in Instrument No. 20190213-0013493, dated February 8, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 1849 Isabelle Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of September, 2021.

Raymond Coles

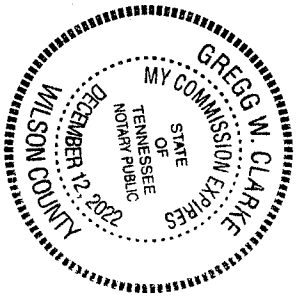
Rhiannon Coles

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond Coles and Rhiannon Coles, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2021.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-16-2021 (date of document).

Affiant Signature

09-17-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024