Karen Johnson Davidson County
Batch# 731183 DEEDWARR
10/06/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20211006-0134607

Name and Address of New Owner:
Melvin George Inmon, III and Madison Inmon
7384 Riverfront Drive
Nashville, TN 37221

Send Tax Bills To:
Broker Solutions Inc. dba New American Funding
14511 Myford Road #100
Tustin CA 92780

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126 16 0A 574.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jenar Kader, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melvin George Inmon, III and Madison Inmon, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 209, on the Plan of Riverwalk, Phase 4A, of record in Instrument No. 20060214-0017733, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a complete description thereof.

Being the same property conveyed to Jenar Kader, married, by Quitclaim Deed from Jenar Kader and Khalid Kader, wife and husband, of record in Instrument No. 20100901-0069482, in the Register's Office of Davidson County, Tennessee, dated April 07, 2010 and recorded on September 01, 2010.

Being the same property conveyed to Jenar Kader and husband Khalid Kader, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20060731-0092659, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.

This is improved property known as 7384 Riverfront Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

_____(SEAL)
Jenar Kader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared Jenar Kader, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 30th day of September, 2021.

DAVID R. A. HOETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2021.

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
Notary Public
My commission expires: 4/23/25
File No. 2021-3466

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/30/21 (date of document).

Affiant Signature

10/5/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY