When recorded, return to:
Closed Title
2260 Murfreesboro Pike
Nashville, TN 37217
File Number: _____

Karen Johnson Davidson County
Batch# 740395 DEEDWARR
10/20/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211020-0141107

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-14151-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayder Ibrahim Murad 4953 Cimarron Way Nashville, TN 37013	Silverton Mortgage 1201 Peachtree St NE 2050 Atlanta, GA 30361	162 03 0 012.00

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/we,

Gianna Aguilar Maya, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Hayder Murad, Joint Tenancy with Right of Survivorship, hereinafter called the Grantee(s), his/her/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. 139, on the plan of Section III, Apache Hills, of record in Book 4175, Page 9, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gianna Aguilar Maya, an unmarried woman, by Warranty Deed from Bir B. Gazmer, A/K/A Bir Boaz Gazmer and wife, Bhakti Gazmer, of record in Instrument No. 20200716-0077958, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

Being the same property conveyed to Bir B. Gazmer and wife, Bhakti Gazmer, by Warranty Deed from Raymond Swain, Jr. and wife, E. Marlene Swain, of record in Instrument No. 20121212-0114495, in the Register's Office of Davidson County, Tennessee, dated December 10, 2012 and recorded on December 12, 2012.

This is improved property located at: **4953 Cimarron Way, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 15th day of October, 2021.

GRANTOR:

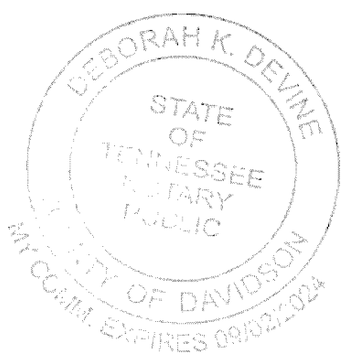
Gianna Aguilar Maya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 15th day of October, 2021.

Notary Public
My Commission expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 15, 2021.

J. Carlton Drumwright

October 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 15, 2021.

Notary

My Commission Expires: 12/18/22

