Karen Johnson Davidson County
Batch# 741344 DEEDWARR
10/22/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20211022-0141792

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215848

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$426,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Carmen Coats
Affiant

Sworn to and subscribed before me this 15th day of October, 2021.

Elia Whitfield
Notary Public
My Commission Expires: 5-5-2025

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2021, among:

NOPEL IDRIS AHMED now known as NOPEL IDRIS STELLA ,

A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BEN GOLD, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revised Final Plat of Phase One, Bridle Downs, of record in Plat Book 6900, Pages 701-703, corrected in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nopel Idris Ahmed now known as Nopel Idris Stealla, married woman by Warranty deed from Ryan Nichting, married of record in Instrument No. 20190220-0015234 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 20, 2019.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nopel Idris Stella

NOPEL IDRIS STELLA ,

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, NOPEL IDRIS STELLA ,, the within named bargainor(s), 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 15th day of October, 2021.

Notary Public
My Commission Expires: 3/20/2022

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Ben Gold
Address: 1613 Celebration Way
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: First Farmers and Merchants Bank
Address: 816 South Garden Street
City, State, Zip: Columbia, TN 38401

Tax ID: 172-08-0B-022.00-CO

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/20/2021 (date of document).

Affiant Signature

10/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025