Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 750623 DEEDWARR
11/08/2021 10:14:24 AM 2 pgs
Fees: $13.00 Taxes: $1,994.30

20211108-0148747

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2021

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER [illegible]

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond Muckala and Victoria Muckala	Raymond Muckala and Victoria Muckala	051140A03700CO
(NAME)	(NAME)	
1658 Headwaters Lane	1658 Headwaters Lane	
(ADDRESS)	(ADDRESS)	
Woodbury, MN 55129	Woodbury, MN 55129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jalal Wahidi and wife, Zarlasht Kwaga Wahidi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymond Muckala and Victoria Muckala, husband and wife,** 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:

Being Lot no. 37 on the Plan of Oakwood Estates of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jalal Wahidi and wife, Zarlasht Kwaga Wahidi and A. Khaliz Wahidi, married, as joint tenants with right of survivorship by deed dated October 13, 2004 from buddy Dunn Contractors, L.P, a Tennessee Limited Partnership of record in 20041014-0123843, Register's Office for Davidson County, Tennessee. The said A. Khaliq Wahidi and wife, Shala Wahidi conveyed their interest in said property to Jalal Wahidi and wife, Zarlasht Swaga Wahidi by deed dated March 10, 2011 of record in Instrument No. 20110317-0021052, Register's Office for Davidson County, Tennessee.

Zarlasht Swaga Wahidi is one and the same as Zarlasht Kwaga Wahidi

unimproved ☐

This is improved ☑ property, known as 1530 Saunders Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 5th day of November, 2021.

Jalal Wahidi

Zarlasht Kwaga Wahidi

State of Tennessee
County of Davidson

On this 5th day of November, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jalal Wahidi and Zarlasht Kwaga Wahidi, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 5th day of November, 2021.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 21-Muckala