Karen Johnson Davidson County
Batch# 757312 DEEDWARR
11/17/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20211117-0153390

Name and Address of New Owner:
Iftikar Dawoud and Shevan K. Agid, Jr.
6069 Cane Springs Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 174110B01600CO

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, **Nelson A. Torres**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Iftikar Dawoud and Shevan K. Agid, Jr., husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled Final Plat, The Grove at Cane Ridge, Phase Two, of record in Instrument No. 20130422-0039873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nelson A. Torres by General Warranty Deed from Land Development.Com, Inc., a Tennessee Corporation dated October 5th 2020 and recorded October 15th 2020 of record in Instrument No. 20201015-0119752 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 6069 Cane Springs Road, Antioch, TN 37013

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 29th day of October, 2021.

Nelson A Torres (SEAL)
Nelson A. Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared Nelson A. Torres, 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, at office, this 29th day of October, 2021.

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/04/2023

AFFIDAVIT OF VALUE

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 $452,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of October, 2021.

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Notary Signature
My commission expires: 12-01-2025

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 10-29-21 (date of document).

Affiant Signature

10-29-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2023

NOTARY'S SEAL

