WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14887-MC

Name and Address of New Owner:
Saed Daniel and Mervat Daniel
5166 John Hagar Road
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 769373 DEEDWARR
12/07/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.97
20211207-0162203

Send Tax Bills To:
U.S. Bank Home Mtg.
U.S. Bank-CIC Retail EP-MN-X3C1
9380 Excelsior Blvd., 3rd Floor
Hopkins, MN 55343

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 098060A00300CO

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, **Walter Dean Fore, II, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Saed Daniel and Mervat Daniel, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat, Phase 1, Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897, See Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, 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 Walter Dean Fore, II, married from Amanda L. Fore a.k.a Amanda R. Fore and Walter Dean Fore, II, wife and husband by Quitclaim Deed dated 12/08/2020 and recorded 12/15/2020 in Instrument No. 20201215-0148148, Register's Office of said County. The said Amanda L. Fore a.k.a Amanda R. Fore and Walter Dean Fore, II having since divorced.

Being the same property conveyed to Amanda R. Fore and Walter Dean Fore II, wife and husband, by Warranty Deed dated 09/04/2015 and recorded 09/10/2015 in Instrument No. 20150910-0091851, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 2nd day of December, 2021.

_____(SEAL)
Walter Dean Fore, II

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 2nd day of December, 2021, before me personally appeared Walter Dean Fore, II, 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 2nd day of December, 2021.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Cheryl M Rodgers
Notary Signature
My commission expires: 11-20-2023

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 $458,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Storey Lauren
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Sworn to and subscribed before me this 2nd day of December, 2021.

Rachel Marie Collins
Notary Signature
My commission expires: 3-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 December 2, 2021.

Storey Carver
Affiant Signature

12/2/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of December 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

