Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 790507 **DEEDWARR**
01/14/2022 11:19:20 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220114-0005935

Name and Address of New Owner:
Saeed Chalky and Aziza Tayip
5005 Olivia Dr
Antioch, TN 37013

Send Tax Bills To:
Saeed Chalky and Aziza Tayip
109 Buckhead Ct
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 02 0C 059.00

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, **Kumari Sarki, an unmarried woman, and Harka Bir Sarki, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Saeed Chalky and Aziza Tayip, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section One, Spencer Hill, (erroneously referred to as Spencer Hall in prior deed) of record in Instrument Number 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kumari Sarki, an unmarried woman and Harka Bir Sarki, a married man, by Warranty Deed from Wael Zaki and wife, Mariam Badie, of record in Instrument No. 20180125-0007961, in the Register's Office of Davidson County, Tennessee, dated January 25, 2018 and recorded on January 25, 2018.

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 12 day of January, 2022.

_____(SEAL)
Kumari Sarki

_____(SEAL)
Harka Bir Sarki

Pabi (SEAL)
Pabi Maya Sarki *

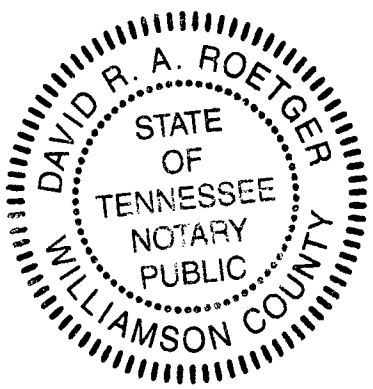
- Pabi Maya Sarki joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of January, 2022, before me personally appeared Kumari Sarki and Harka Bir Sarki and Pabi Maya Sarki, 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 12 day of January, 2022.

_____
Notary Signature
My commission expires: 6-21-25



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of January, 2022.

Notary Public
My commission expires: 10·27·25
File No. 2021-4006-JT

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Oct. 27, 2025