Karen Johnson Davidson County
Batch# 794217 DEEDWARR
01/24/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $516.15
20220124-0008360

Name and Address of New Owner:
Raul Hernandez
2524 Deerpath Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

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

Map & Parcel No: 149-04-0-169

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, **Justin J. Jacobs, an unmarried man and Zaynab Barzagar, an unmarried woman joint tenants with rights fo survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raul Hernandez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 489 on the plan of Edge-O-Lake Estates, Section 7, of record in Book 3700, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal survey.

Being the same property conveyed to Justin J. Jacobs, an unmarried man and Zaynab Barzagar, unmarried woman, joint tenants with rights of survivorship by Warranty Deed from Kenneth Hardison and Phyllis Hardison, husband and wife, dated September 3, 2015, of record in Instrument No. 20150908-0090911, 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: 2524 Deerpath Drive, Nashville, TN 37217

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 17th day of December, 2021.

Justin J. Jacobs by Zaynab Barzagar attorney in fact (SEAL)
Justin J. Jacobs
By Zaynab Barzagar, his Attorney-In-Fact

Zaynab Barzagar (SEAL)
Zaynab Barzagar

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of December, 2021, before me personally appeared Zaynab Barzagar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Justin J. Jacobs pursuant to a Specific Power of Attorney December 7, 2021 and filed of record in Instrument 20220124000835 9, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Justin J. Jacobs, as his attorney in fact.

Witness my hand and seal this 17th day of December, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2021, before me personally appeared Zaynab Barzagar, 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 17th day of December, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

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 $139,500.00, 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 17th day of December, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/17/21 (date of document).

Connie Taylor
Affiant Signature

12/17/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

