Karen Johnson Davidson County
Batch# 796574 DEEDWARR
01/28/2022 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220128-0010326

Name and Address of New Owner:
Raed A. Kareem and Israa Altamimi
2409 Evanfield Court
Nashville, TN 37013

Send Tax Bills To:

New Owner

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

Map & Parcel No: 149 15 0A 018.00

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, **Justin T. James and Kendra Carver James, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raed Kareem, an unmarried man, and Israa Altamimi, an unmarried woman, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, Pages 299 and 300, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kendra Carver James and Justin T. James, wife and husband, by Warranty Deed from Didacus Onodingene, of record in Instrument No. 20180327-0028483, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on March 27, 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 18 day of January, 2022.

Justin T. James (SEAL)

Kendra Carver James (SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18 day of January, 2022, before me personally appeared Justin T. James and Kendra Carver James, 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 18 day of January, 2022.

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

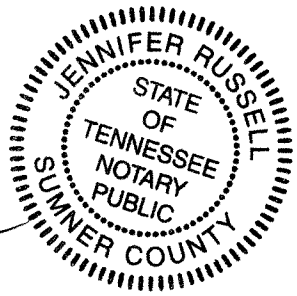
STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernadine Blasucci
(Affiant)

Sworn to and subscribed before me this
19th day of January, 2022.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025
File No. 2021-3961-JT



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/18/2022 (date of document).

Jennifer Russell
Affiant Signature

01/19/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL