Name and Address of New Owner:
Mariam Zeyada
608 Bridgette Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 818748 DEEDWARR
03/09/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220309-0027283

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

Map & Parcel No: 175 01 0 040.00

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, **Jesus Hernandez and wife, Rosalba Hernandez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariam Zeyada, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Asheford Crossing, Section Four, of record in Plat Book 9700, Page 912, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesus Hernandez and wife, Rosalba Hernandez by Warranty Deed from Daniel E. Lamont and wife, Cathy M. Lamont, dated June 28, 2005, of record in Instrument No. 20050706-0077716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been 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: 608 Bridgette Court, Antioch, TN 37013

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 28th day of February, 2022.

_____(SEAL)
Jesus Hernandez

_____(SEAL)
Rosalba Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2022, before me personally appeared Jesus Hernandez and Rosalba Hernandez, 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 28th day of February, 2022.

_____
Notary Signature
My commission expires: 11.3.25

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

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 $440,000.00, 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 28th day of February, 2022.

_____
Notary Signature
My commission expires:

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 28, 2022.

J. Carlton Drumwright

February 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 28, 2022.

Notary

My Commission Expires: 12/18/22

