Karen Johnson Davidson County
Batch# 821347 DEEDWARR
03/14/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220314-0029328

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Waleed Hussain | Waleed Hussain | Parcel ID: 148 14 0 104.00 |
| (NAME) 3970 Keeley Drive | (NAME) 405 Lively Way | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nolensville, TN 37135 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Willie Vee Cox**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Waleed Hussain,** a married man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 236 on the Plan of Colewood Acres, Section 3, of record in Book 4175, Page 45, and by instrument of correction of record in Book 4404, Page 571, Register' Office for Davidson County, Tennessee.

Being the same property conveyed to Willie Vee Cox et ux Janie R. Cox, by Warranty Deed from Ralph L. Hazelwood and wife, Pamela J. Hazelwood, of record in Book 6822, Page 845, in the Register's Office of Davidson County, Tennessee, dated March 31, 1986 and recorded on April 07, 1986. The above said Janie R. Cox died on April 22, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3970 Keeley Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of March, 2022

Willie Vee Cox
Willie Vee Cox

STATE OF Florida

COUNTY OF Okaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Willie Vee Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2022.

Jelata Mathis
Notary Public

My Commission Expires: July 30, 2022

(SEAL)

JELATA MATHIS
Notary Public-State of Florida
Commission # GG 218672
My Commission Expires
July 30, 2022

Certificate of Authenticity

I, **Doné Oglesby**, 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 **March 1, 2022**.

Date

Affiant Signature

**03/07/2022**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **7th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY