Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4CT-224100

| | |
|---|---|
| **This Instrument Prepared By ~~and Returned To:~~**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20226660<br><br>~~**After Recording Return To The Above.**~~ | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$535,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 31st day of March, 2022.<br><br>Notary Public<br>My Commission Expires: 07/09/24 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 836214 DEEDWARR
04/07/2022 03:30:25 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20220407-0040708

**THIS INDENTURE**, made this 31st day of March, 2022, among:

**SHEIMAN T. ZUBEER**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**HECTOR CARRASCO MAGALLANES AND STEPHANIE KANG, husband and wife**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:**

**Being Lot No. 8, on the Plan of Debra Heights, Section Three, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.**

**BEING the same property conveyed to Sheiman T. Zubeer by Warranty Deed from Music City Holdings LLC, a Texas Limited liability company, dated August 3, 2021, of record in Instrument No. 20210810-0107582, Register's Office for Davidson County, Tennessee.**

**This property being known as 4700 Bowfield Drive, Antioch, TN 37013.**

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Sheiman T. Zubeer**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sheiman T. Zubeer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2022.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Hector Carrasco Magallanes and Stephanie Kang
Address: 4700 Bowfield Drive
City, State, Zip: Antioch, TN 37013

**Responsible Party For Taxes:**

Name: NEW OWNERS
Address: _____
City, State, Zip: _____

**Tax ID: 149-09-012.00**