Karen Johnson Davidson County
Batch# 869823 DEEDWARR
06/13/2022 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220613-0066732

Name and Address of New Owner:
Abdulselam Idris and Intesar Abdurhaman Nuru
3420 Turfway Lane
Nashville, TN 37013

Send Tax Bills To: Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

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

Map & Parcel No: 173 10 0A 124.00

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, **Kamala Rai, a single woman and Man Rai, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ABDULSELAM IDRIS, AN UNMARRIED MAN AND INTESAR ABDURHAMAN NURU, AND UNMARRIED WOMAN,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, TN, Being Lot No. 75 on the Plan of Phase 2, Section 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Instrument No. 20120816-0073613, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kamali Rai, a single woman, and Man Rai, a married woman, by Warranty Deed from Man Maya Rai, a married person and Budhi Man Rai, an unmarried person, of record in Instrument No. 20180928-0096257, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28, 2018.

Being the same property conveyed to Man Maya Rai and Budhi Man Rai, by Warranty Deed from The Jones Company of Tennessee, L.L.C, of record in Instrument No. 20130625-0065266, in the Register's Office of Davidson County, Tennessee, dated June 19, 2013 and recorded on June 25, 2013.

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 31st day of May, 2022.

Kamala Rai by Ashan Rai As Attorney in fact 5/31/22 (SEAL)
Kamala Rai

(SEAL)
Man Rai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared Kamala Rai and Man Rai, 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 31st day of May, 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)

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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of May, 2022.

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Notary Public
My commission expires:
File No. 2022-4757-LW

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 May 31, 2022.

J. Carlton Drumwright

May 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 31, 2022.

Notary

My Commission Expires: 12/18/22

