Name and Address of New Owner:
Rachel Christine Biro
338A Thelma Street
Madison, TN 37115

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 874808 DEEDWARR
06/21/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220621-0070317

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

Map & Parcel No: 043-09-0-405-00

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, **Andrew Stanton and Natalie Nashat Hilme Qayed Najar, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel Christine Biro , unmarried woman ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, OF BLOCK "M" OF WOODLAWN ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Andrew Stanton and Natalie Nashat Hilme Qayed Najar, husband and wife by Warranty Deed from Kudzu Real Estate, Inc of record as (book) 9444 / (page) 521, (instrument) 20180411-0034073 in the Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 11, 2018.

For Information Only: Being Parcel 043-09-0-405-00
Being also known as 338A Thelma Street, Madison, TN 37115

Natalie Nashat Hilme Qayed Najar AKA Natalie Qayed

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 14th day of June, 2022.

_____(SEAL)
Andrew Stanton

_____(SEAL)
Natalie Nashat Hilme Qayed Najar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2022, before me personally appeared Andrew Stanton and Natalie Nashat Hilme Qayed Najar, 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 14th day of June, 2022.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

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 $360,000.00, 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
14th day of June, 2022.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires:_____
File No. 2022-4691-BT

202206210070317

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/14/22 (date of document).

Affiant Signature

6/14/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

