Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2291

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of June, 2022

Notary Public

Commission Expires:

Karen Johnson Davidson County
Batch# 875058 DEEDWARR
06/21/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220621-0070649

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mustafa Jaafar 424 Benita Drive Nashville, TN 37211	Ameris Bank 1800 Parkway Pl. #320 Marietta, GA 30067	133-12-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jannie A. Sloan, unmarried and Heir and Beneficiary of Ricky D. Garrett, deceased** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mustafa Jaafar , 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:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 fronts 75 feet on the easterly side of Benita Drive and extends back 164.48 feet on the southerly line and 159.62 feet on the northerly line to a dead line measuring 56.6 feet thereon.

Being the same property conveyed to Ricky D. Garrett and Jannie A. Sloan, both parties unmarried by Warranty deed from Sarah Avalon Clinard, unmarried of record in Book 6888, page 359, Register's Office for Davidson County, Tennessee, dated June 13, 1986 and recorded on June 17, 1986. Said Ricky D. Garrett died on or about October 11, 2014. Reference is made to the Affidavit of Heirship for Ricky D. Garrett, naming Jannie A. Sloan to be the heir of Ricky D. Garrett, deceased, of record in Book ____, Page ___ Register's Office for Davidson County, Tennessee, dated June __, 2022 and recorded on June __, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 424 Benita 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 so 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.

Dated this the 17th day of June, 2022.

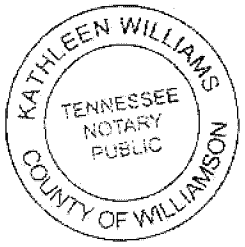
Jannie A. Sloan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2022, before me personally appeared Jannie A. Sloan, 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 17th day of June, 2022.

Notary Signature
My commission expires: 5-23-23



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 June 17, 2022.

J. Carlton Drumwright

June 17, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 17, 2022.

Notary

My Commission Expires: 12/18/22

