This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17456-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17456-RR

Karen Johnson Davidson County
Batch# 875175 DEEDWARR
06/22/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220622-0070800

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2022.

Notary Public
My Commission Expires: 5-1-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-1-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hesham Ahmed 104-38 Francis Lewis Boulevard Queens, NY 11429	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	162-04-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Raju Mothey and wife, Anupa Mothey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hesham Ahmed, unmarried** , hereinafter called the Grantee(s), his/her/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. 298 on the Plan of Antioch Park, Section 4, as of record in Plat Book 4300, Page 119, Register's Office for said county, described as follows:

Said Lot No. 298 fronts 90.0 feet on the northwest side of Bart Drive and extends back 301.6 feet on the northeast line and 315.0 feet on the southwest line, to a dead line in the rear measuring 13.74 feet thereon.

Being the same property conveyed to Raju Mothey and wife, Anupa Mothey by Warranty deed from Maria Baires, unmarried, and Rosa Olivia, unmarried of record in Instrument No. 20150630-0062734 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on June 30, 2015.

This is improved property located at: **364 Bart Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202206220070800

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2022.

GRANTOR:

Raju Mothey

Anupa Mothey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raju Mothey and Anupa Mothey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202206220070800

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/02/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/02/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** June, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM