Name and Address of New Owner:
Mohammad Anwar
3048 Reelfoot Drive
Nashville, TN 37214

Send Tax Statements To:
Mohammad Anwar

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22071268

Map and Parcel: 108 08 0 295.00

Karen Johnson Davidson County
Batch# 891978 DEEDWARR
07/21/2022 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,155.88
20220721-0083688

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty J. Copley, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mohammad Anwar**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 69, Section Three, Reelfoot, according to survey and plat of same appearing of record in Book 6250, page 167 & 168, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Betty J. Copley by Cash Deed for Tennessee filed for record on August 20, 1992 in Book 8707, page 260, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Reelfoot Subdivision of record in Book 6612, page 610, Book 6160, page 278 and Book 6177, page 105; All matters as set forth per plat of record in Book 6250, page 167 & 168; Deed of Conveyance for Water Main of record in Book 7322, page 376; Deed of Conveyance for sanitary sewer of record in Book 7322, page 363, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3048 Reelfoot Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS my hand this 18th day of July, 2022.

Betty J. Copley

Betty J. Copley

State of Illinois

County of Grundy

Personally appeared before me, Betty J. Copley with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of July, 2022.

Tamara R. Thompson

Notary Public
My Commission Expires: 10/02/2023

OFFICIAL SEAL
Tamara R Thompson
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 02 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,400.00.

Betty J. Copley

Affiant Signature

Subscribed and sworn to before me, this 18th day of July, 2022.

Tamara R. Thompson

Notary Public
My Commission Expires: 10/02/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,400.00.

Affiant Signature

Subscribed and sworn to before me, this 19 day of July, 2022.

Notary Public

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 7/19/22 (date of document).

Affiant Signature

7/21/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of July, 2022.

Notary Signature

My Commission Expires: 3/15/2025

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY