Karen Johnson Davidson County
Batch# 893646 DEEDWARR
07/25/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220725-0084960

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $285,000.00

Affiant

Subscribed and sworn before me this the 22nd day of July, 2022.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mustafa Jaafar 2371 Una Antioch Pike Antioch, TN 37013	Loandepot.com LLC 26642 Towne Centre Dr Foothill Ranch, CA 92610	149-05-0 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARIA LADD, UNMARRIED, AND WALTER WILLIAM LADD, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSTAFA JAAFAR, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Barclay Square, Section Two, of record in Book 4660, Page 124, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete and accurate description thereof.

Being the same property conveyed to Maria Ladd, married, by deed dated 05/25/2001, from Paul Anthony Schmitz and wife, Brenda Marie Schmitz, of record in Instrument No. 20010529-0055322, Register's Office for said County. The said Maria Ladd having since divorced March 22, 2022, of record in the Fourth Circuit Court for Davidson County, Tennessee, in Case No. 21D-1338. The said Walter William Ladd is joining in this conveyance to convey any and all marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS ISIMPROVED PROPERTY KNOWN AS 2371 Una Antioch Pike, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of July, 2022.

Maria Ladd

Walter William Ladd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Ladd and Walter William Ladd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 July 22, 2022.

J. Carlton Drumwright

July 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 22, 2022.

Notary

My Commission Expires: 12/18/22

