Karen Johnson Davidson County
Batch# 910512 DEEDWARR
08/31/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.13
20220831-0097953

Name and Address of New Owner:
Oanh Mai and Vang Nguyen
514 Avondale Park Boulevard
Nashville, TN 37221

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

Map & Parcel(s):
141-05-0A-653-00

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, **Abdul Majeed-Adnan Mohammed and Khansa Fatima, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Oanh Mai, an unmarried woman, and Vang Nguyen, an unmarried woman, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 653, Final Plat, Avondale, Phase 3, Section 1, according to survey and plat of same of record in Instrument No. 20140728-0066971, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more accurate and complete description of said lot.
>
> Being the same property conveyed to Abdul Majeed-Adnan Mohammed and Khansa Fatima, husband and wife, by Special Warranty Deed of record in Instrument No. 20170502-0042885, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017, and recorded on May 2, 2017.

This conveyance is 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: 514 Avondale Park Boulevard, Nashville, TN 37221

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 our hand this 24 day of August, 2022.

Abdul Majeed-Adnan Mohammed

Khansa Fatima

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson (KC)

On this 24 day of August, 2022, before me personally appeared Abdul Majeed-Adnan Mohammed and Khansa Fatima, 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 24 day of August, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $594,900.00.

Affiant Signature

Subscribed and sown to before me, this the 24 day of August, 2022.

Notary Public
My Commission Expires: 3/7/2026

GISSEL ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, John Parker, 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 8/24/22.

Date

Affiant Signature

8/30/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of August, 2022.

Jameka Braden

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

