This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18959-SC

Karen Johnson Davidson County
Batch# 930593 DEEDWARR
10/17/2022 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $817.70
20221017-0113375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 17th day of October, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammad Anwar 5549 Oak Chase Drive Antioch, TN 37013	New Owner	050 13 0 003.00

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, we, **Aneesa Zanette Mansfield Cherry, Aaron Isaiah White, Diezel Dewayne White, and Deven James White,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mohammad Anwar, an unmarried man,** 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:

The Southerly part of Lot Number 18 on the Plan of Section One, Golden Valley Estates, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee. Said Southerly part of Lot Number 18 fronts 57.81 feet on the Northerly side of Richmond hill Drive and extends back 70.0 feet on the Easterly line and 80 feet, more or less, on the Westerly line, to a South line of the property conveyed to the State of Tennessee, of record in Book 4659, page 547, Register's Office for Davidson County, Tennessee, measuring 55 feet, more or less, thereon.

Being the same property conveyed to Margaret White, by Warranty Deed from Justin Cutler, unmarried of record in Instrument No. 20150922-0096016 in the Register's Office of Davidson County, Tennessee, dated September 16, 2015 and recorded on September 22, 2015. The Said Margaret Zanette White died on October 08, 2021. Pursuant to the Affidavits of Heirship Recorded of Margaret Zanette White recorded March 10, 2022 in Instrument No. 20220310-0027804 and in Instrument No. 20220310-0027805, Register's Office for Davidson County, Tennessee, title to Margaret Zanette White's interest in the property has vested unto Aneesa Zanette Mansfield Cherry, Aaron Isaiah White, Diezel Dewayne White and Deven James White as the heirs at law of Margaret Zanette White, deceased.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF ANY OF THE GRANTORS AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is **improved** property located at: **2160 West Richmond Hill Drive, Nashville, TN 37207**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2022.

GRANTOR:

Aneesa Zanette Mansfield Cherry

Aaron Isaiah White

Diezel Dewayne White

Deven James White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Aneesa Zanette Mansfield Cherry**, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Aaron Isaiah White**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Diezel Dewayne White**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Deven James White**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Storey Carver, 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 October 17, 2022

Storey Carver
Affiant Signature

10/17/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of October 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

