Karen Johnson Davidson County
Batch# 942111 DEEDWARR
11/16/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221116-0122148

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19575-DJ

STATE OF TENNESSEE
COUNTY OF Rutherford

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Charlotte Rasher
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2022.

Robin Zaleski
Notary Public
My Commission Expires: 09/21/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hugo Reyes Alvarado and Ana Mirian Recinos 365 Leo Lane Nashville TN 37211	New Owner 138 Meadowpark Pk Nashville, TN 37214	148-09-0-008

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, **Hayat Shemssulldin and Kovan A. Ismael, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hugo Reyes Alvarado and Ana Recinos, husband and wife**, hereinafter called the Grantee(s), their 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, being all of Lot No. 11, Section Two, Haywood Heights, according to survey and plat of same appearing of record in Plat Book 2663, page 13, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hayat Shemssulldin and Kovan A. Ismael, wife and husband by Warranty Deed from Sandra Hargrove Lamb, married, dated October 11, 2017, recorded October 18, 2017, of record in Instrument No. 20171018-0106609, Register's Office for Davidson County, Tennessee.

This is improved property located at: **365 Leo Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2022.

GRANTOR:

Kovan A. Ismael

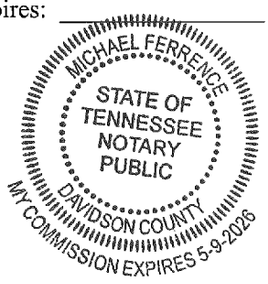
Hayat Shemssulldin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kovan A. Ismael and Hayat Shemssulldin, 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 10th day of November, 2022.

Notary Public
My Commission expires: _____



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 Nov 10, 2022 *(date of document)*.

Rayna Ingram 11/16/2022

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 16 day of November, 2022.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY