Name and Address of New Owner:
Rabia Fazli
3048 Reelfoot Dr
Nashville TN 37214

Send Tax Statements To:
New Owner

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

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-22111871

Map and Parcel: 108 08 0 295.00

Karen Johnson Davidson County
Batch# 946577 DEEDWARR
12/01/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20221201-0125961

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, **Mohammad Anwar**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rabia Fazli**, hereinafter called the GRANTEE, her 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 Mohammad Anwar by Warranty Deed filed for record on July 21, 2022 in Instrument Number 20220721-0083688, 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; all of 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, her 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, her 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 29th day of November, 2022.

Mohammad Anwar

State of Tennessee

County of Davidson

Personally appeared before me, Mohammad Anwar with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of November, 2022.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of November, 2022.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Christine Vella, 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 11/29/22 (date of document).

Affiant Signature

12/1/2022

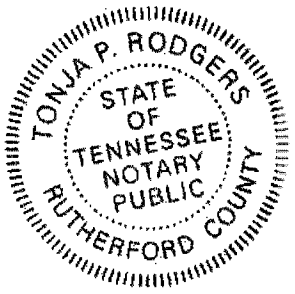
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me **this** 1st day of December, 2022.

Notary Signature



My Commission Expires: 2-24-2026