This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20037-MC

Karen Johnson Davidson County
Batch# 972943 DEEDWARR
02/22/2023 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20230222-0012491

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 16th day of February, 2023.

Notary Public
My Commission Expires: 8/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Karwan Hasan and Rejin S. Kucher<br>504 Cedarview Drive<br>Nashville, TN 37013 | Pinnacle Bank<br>150 3rd Ave S., Ste 1000<br>Nashville, TN 37201 | 162 13 0 088.00 |

## 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, I/we, **Ellis Lee Wynn and Rosalinda Blase Wynn, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karwan Hasan and Rejin S. Kucher,** husband and wife hereinafter called the Grantee(s), his/her/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 Lot No. 61 on the Plan of Revised Section One, Cedarwood Estates, as shown by plat of record in Plat Book 4675, Page 62 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ellis Lee Wynn and wife Rosalinda Blase Wynn as tenants by the entirety, by Quitclaim Deed from Donald R. Barrett, Jr., Trustee of record in Instrument No. 20180613-0056747, in the Register's Office of Davidson County, Tennessee, dated June 12, 2018 and recorded on June 13, 2018.

This is ☒ improved or ☐ unimproved property located at: **504 Cedarview Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/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 16 day of February, 2023.

GRANTOR:

**Ellis Lee Wynn**

**Rosalinda Blase Wynn**

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ellis Lee Wynn and Rosalinda Blase Wynn**, 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 16 day of February, 2023.

Notary Public
My Commission expires: 6/17/2026

ANGELA C REAGIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2026

I, Andy Maloney, 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 2/16/2023 (date of document).

Affiant Signature
Date 2/16/2023

State of TN
County of Williamson

Sworn to and subscribed before ~~me this~~ 16 day of February 2023

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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