Karen Johnson Davidson County
Batch# 1003606 DEEDWARR
05/16/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20230516-0036343

Name and Address of New Owner:
Wassim Khaleel
713 Pin Oak Drive
Antioch, TN 37013

Send Tax Bills To: CMG Mortgage
~~New Owner~~ 3160 Crow Canyon Rd. #400
San Ramon, CA 94583

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 164080C03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Perez and wife, Ricarda Perez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wassim Khaleel, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Final Plat of Hamilton Chase, Section One of record in Instrument No. 20051025-0128977 and by surveyor's certificate of correction of record in Instrument No., 20051031-0131297 and by certificate of correction of record in Instrument No., 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel Perez and wife, Ricarda Perez by Warranty Deed from T.F. Homes, LLC, dated December 4, 2006, of record in Instrument No. 20061205-0150289, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 713 Pin Oak Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of May, 2023.

_____(SEAL)
Daniel Perez

_____(SEAL)
Ricarda Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2023, before me personally appeared Daniel Perez and Ricarda Perez, 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 11th day of May, 2023.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $404,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of May, 2023.

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

_____
Notary Signature
My commission expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 11, 2023.

J. Carlton Drumwright

May 11, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 11, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY