Name and Address of New Owner:
Ashraf Saweres and Nadrh Saweres
3028 Cedarcliff Court
Antioch, TN 37013

Send Tax Bills To:
Ashraf Saweres and Nadrh Saweres

Karen Johnson Davidson County
Batch# 1004144 DEEDWARR
05/17/2023 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230517-0036720

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150-09-0-165

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, **Nataly Hernandez Cortes, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashraf Saweres and Nadrh Saweres, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 93, on the Plan of Phase II, Forest View Park, Section V, of record in Book 6250, Page 458, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nataly Hernandez Cortes, single woman, by Warranty Deed dated November 17, 2017 from Chris Curtis, unmarried, recorded December 12, 2017 in Instrument No. 20171212-0126403 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of May, 2023.

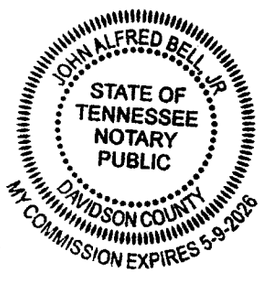
_____(SEAL)
Nataly Hernandez Cortes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2023, before me personally appeared Nataly Hernandez Cortes, 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 15th day of May, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of May, 2023.

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

Notary Public
My commission expires: 11.3.2025
File No. 2023-5991-MR

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/15/23 (date of document).

Affiant Signature

5/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

