Karen Johnson Davidson County
Batch# 1006446 DEEDWARR
05/23/2023 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230523-0038767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.17.24
(AFFIX SEAL)

ANGELA GRACE VANN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherita L. Orr	New Owner	Parcel ID: 176 05 0 068.00
(NAME) 5012 Sunshine Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Zahir Nadir, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sherita L. Orr, an unmarried woman**, hereinafter called the Grantees, 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. 30 on the Plan of Hickory Woods Section B of record in Plat Book 6900, Page 512, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zahir Nadir, married from Wilfred U Ajayi and Edna L Ajayi, husband and wife by Warranty Deed dated March 16, 2007 and recorded on March 20, 2007 in Instrument No. 20070320-0033678, Register's Office for Davidson County, Tennessee.

Churo S. Nadir hereby signs to convey her interest, marital or otherwise, as the spouse of Zahir Nadir.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5012 Sunshine Drive, Antioch, TN 37013

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. 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 our hands this 19th day of May, 2021

Zahir Nadir

Churo S. Nadir

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Zahir Nadir and Churo S. Nadir the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of May, 2023.

DEBORA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Hattie Smith, 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

5/19/23.

Date

Affiant Signature

5/19/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202305230038767