Karen Johnson Davidson County
Batch# 1017143 DEEDWARR
06/21/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20230621-0046978

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

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

Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abdinasir Aden	CMG Mortgage, Inc.	133-15-0-066.00
2913 Harbor Lights Drive	3160 Crow Canyon Rd., Ste 400	
Nashville, TN 37217	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALAN W. RICE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDINASIR ADEN, A MARRIED MAN**, 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. 35 on the Plan of Section One, Herbert Heights of record in Plat Book 3500, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan W. Rice by Special Warranty deed from Regions Bank of record in Instrument No. 20110524-0039628 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on May 24, 2011. (Value of consideration shown in aforementioned deed $49,000.00.)

Being the same property conveyed to Alan Rice LLC by Quitclaim deed from Alan Rice of record in Instrument No. 20120502-0037519 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on May 02, 2012 .

Being the same property conveyed to Alan W. Rice by Quitclaim deed from Alan Rice LLC of record in Instrument No. 20130926-0101280 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on September 26, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 245 Welch Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2023.

Alan W. Rice

STATE OF IOWA
COUNTY OF SCOTT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan W. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2023.

STEVEN A. ROSALES
Commission Number 714092
My Commission Expires
12-17-23

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 21, 2023 (date of document).

Affiant Signature

June 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023