Karen Johnson Davidson County
Batch# 1018772 DEEDWARRSP
06/26/2023 08:57:30 AM 6 pgs
Fees: $33.00 Taxes: $255.89
20230626-0048224

Commitment Number: 230091993
Seller's Loan Number: 14307

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
AMER ANGLEY and AYOOB AYOOB: P.O. Box 178165 Nashville, TENNESSEE, 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
02900017300 and 02900017400

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 21, 2023, by and between **THE MONEY SOURCE INC**, whose mailing address is **3138 E. Elwood St., Phoenix, Arizona 85034**, hereinafter grantor, and party of the first part, for $69,160.00 (Sixty Nine Thousand One Hundred Sixty Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **AMER ANGLEY and AYOOB AYOOB**, hereinafter grantee, party of the second part, whose tax mailing address is **P.O. Box 178165 Nashville, TENNESSEE, 37217**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $69,160.00 (Sixty Nine Thousand One Hundred Sixty Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **5733 Clarksville Pike, Joelton, TN 37080**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on JUNE 21, 20 23:

Allied First Bank sb dba Servbank as attorney in Fact for The Money Source Inc.

By: _____

Name: CINDY COWDEN

Its: VICE PRESIDENT

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, TONI SCHMINKE, a Notary Public of said State and County aforesaid, personally appeared CINDY COWDEN its VICE PRESIDENT on behalf of **Allied First Bank sb dba Servbank as attorney in Fact for The Money Source Inc** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be VICE PRESIDENT of **Allied First Bank sb dba Servbank as attorney in Fact for The Money Source Inc** the within named Grantor, Party of the First Part and Bargainor, a Illinois corporation, and that he or she as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of **Allied First Bank sb dba Servbank as attorney in Fact for The Money Source Inc**, by himself or herself as such VICE PRESIDENT.

Witness my hand and seal, this 21 day of JUNE, 20 23

_____

Notary Public TONI SCHMINKE My Commission Expires 05.02.2025

TONI SCHMINKE
Notary Public - Arizona
Maricopa County
Commission # 600906
My Comm. Expires May 2, 2025

State of ARIZONA
County of MARICOPA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $69,160.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of JUNE, 20 23.

Allied First Bank sb dba Servbank as attorney in Fact for The Money Source Inc.

Affiant

CINDY COWDEN, VICE PRESIDENT
Print Name

(Seal)

Notary Public

My commission expires:

05.02.2025

TONI SCHMINKE EXP 05.02.2025
Print Name

CTIC# _____

TONI SCHMINKE
Notary Public - Arizona
Maricopa County
Commission # 600906
My Comm. Expires May 2, 2025

Loan15214307
5733 CLARKSVILLE PIKE, JOELTON, TN 37080

Exhibit A

Map/Parcel 029-0-00-0-174.00

Land located in the 14th Civil District of Davidson County, Tennessee, on Highway No. 112, about 10 miles from Nashville, said land being a portion of a 26 acre tract conveyed by deed to Sam Arrington and wife, Bertha Arrington by Edna Loriene Zimmerle, November 16, 1943, recorded in Book 1285, page 11, said Register's Office, as follows: Beginning at a concrete post in the southern margin of Highway No. 112, same being the NW corner of C.A. Zimmerle's Lot; thence with the southern margin of Highway No. 112 and on a curve in a northwesterly direction 120 feet to a stake; thence S 41 deg. W 279 feet to a stake in Hollow; thence S. 22 deg. E. 69 feet, more or less, to a stake in Cleve Armstrong's west line; thence N. 53 deg E with Armstrong's and C.A. Zimmerle's west line 305 feet to the beginning, containing one acre, more or less.

Map/Parcel 029-0-00-173.00

Land in the 14th Civil District of Davidson County, Tennessee and being tract No. 4 of a 27 acre tract as subdivided by a survey made by J.C. Camey, Surveyor, made the 17th day of February, 1958, said 27 acre tract being located on the westerly side of Clarksville Highway, No. 112 and being part of a tract conveyed to Sam Arrington and wife, Bertha Arrington by Deed from J.C. Dale, Jr., Clerk and Master, as of record in Book 1285, Page 11, Register's Office for Davidson County, Tennessee.

Said tract No. 4 beginning in the westerly margin of right of way of Highway No. 112, and the southern margin of a 20 foot road called the Charles Zimmerle Road or right-away, beginning at a stake and running N. 30 deg. 10E, 263 feet to a stake thence N. 22 deg. E, 60 feet to a stake thence N. 41 deg. E, 279 feet to a stake in said Highway, right of way thence N. 45 deg. W. with said right of way 103 feet to the beginning containing 0.48 of an acre, more or less.

BEING THE SAME PROPERTY TRANSFERRED FROM LLG TRUSTEE TN LLC TO THE MONEY SOURCE INC. BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON 03/01/2023 AT 20230301-0014693. Corrected Re-Recorded on 05/23/2023 at 20230523-0038730

Property Address is: 5733 Clarksville Pike, Joelton, TN 37080

Certificate of Authenticity

I, Holly Mason, 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 6/21/23.

Affiant Signature

6/21/23
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202306260048224