Name and Address of New Owner:
Geovany Riad
608 Copper Ridge Trl.
Antioch TN 37013

Send Tax Bills To:
Geovany Riad
4003 Graphline Loop
Smyrna, TN 37167

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 173-04-0A-254.00-CO

Karen Johnson Davidson County
Batch# 1023126 DEEDWARR
07/06/2023 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,561.40
20230706-0051674

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, **Suk Rai and Aita Rai, wife and husband, tenancy by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Geovany Riad, an unmarried man and George Nessim Riad, a married man** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 383 on the Plan of Phase Two, Oak Highlands, a Planned Unit Development of record in Instrument No. 19991213-0302267, 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 Suk Rai and Aita Rai, wife and husband, tenancy by the entirety by Warranty deed from Ashraf Tanas, also known as Ashraf Tana and Aida Faltas, husband and wife of record in Instrument No. 20200807-0088414 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 07, 2020.

This is __X___ improved _____ unimproved property also known as 608 Copper Ridge Trail,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 29 day of June, 2023.

_____(SEAL)
Suk Rai

_____(SEAL)
Aita Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of June, 2023, before me personally appeared Suk Rai and Aita Rai, 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 29 day of June, 2023.

Notary Signature
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $422,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

TIMOTHY L STILLINGS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/17/2024 WILLIAMSON COUNTY

Sworn to and subscribed before me this 29 day of June, 2023.

Notary Public
My commission expires: 3/17/24

File No. 2023-605

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **06/29/23** (date of document).

Affiant Signature

07/06/23
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **6** day of **July**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

