Return To.
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 023
Nashville TN 37217
1L&GD

Name and Address of New Owner:
Zindan Berwary
442 Edenfield Rd
Nolensville, TN 37135

Send Tax Bills To:
First Bank
722 Columbia Ave.
Franklin, TN 37064

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

Map & Parcel No: 161-04-0-011.00

Karen Johnson Davidson County
Batch# 1025388 **DEEDWARR**
07/12/2023 02:34 48 PM 3 pgs
Fees $18.00 Taxes $1,235.06
20230712-0053477

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, **Rony Say and Law Eh, husband and wife, and Go Ma**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zindan Berwary, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Whispering Hills Annex, of record in Book 2331, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rony Say and Law Eh, husband and wife and Go Ma and La Gay, husband and wife as community property by Warranty deed from Abdi K. Gelway, married of record in Instrument No. 20140611-0050880 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 11, 2014

La Gay having since died on July 1, 2018, leaving Go Ma as the surviving tenant by the entirety.

This is __X__ improved _____ unimproved property also known as 5012 Hasty Drive ,Nashville, TN 37211.

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 10th day of July, 2023.

_____(SEAL)
Rony Say

_____(SEAL)
Law Eh

Go Ma By _____ Attorney in fact (SEAL)
Go Ma by Law Eh, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2023, before me personally appeared Rony Say, Law Eh and Law Eh, 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.

This instument executed on behalf of Go Ma ("Principal") by Law Eh pursuant to the Power of Attorney of record in Book _____, Page _____, or instrument number 20230712-0053476, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Witness my hand, at office, this 10th day of July, 2023.

_____
Notary Signature
My commission expires: 03/24/25

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

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 $333,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X 7-10-2023
(Affiant)

Sworn to and subscribed before me this
10th day of July, 2023.

Notary Public
My commission expires:

File No 2023-609

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024