Karen Johnson Davidson County
Batch# 1033057 DEEDWARR
08/01/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230801-0059393

Name and Address of New Owner:
Ardelan A. Mateen
3929 Calumet Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150140A05800CO

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, **Jose I. Tamayo and Leonela Tamayo, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ardelan A. Mateen, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Calumet Phase 3 of record in Plat Book 9700, Page 13, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose I. Tamayo and Leonela Tamayo, husband and wife by Warranty Deed from Charles Hornes, unmarried dated January 2nd 2015 and recorded January 5th 2015 of record in Instrument No. 20150105-0000842 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3929 Calumet Drive, 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 28th day of July, 2023.

Jose I. Tamayo (SEAL)

Leonela Tamayo (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Jose I. Tamayo and Leonela Tamayo, 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 28th day of July, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

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 $333,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

KARA L. WALL TENNESSEE NOTARY PUBLIC My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2023.

Notary Signature
My commission expires:

I, Kara Wall, 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 7/28/23 (date of document).

Affiant Signature

Date 8/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025