Karen Johnson Davidson County
Batch# 1050247 DEEDWARR
09/15/2023 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230915-0072384

Send Tax Statements To:
CMG MORTGAGE
3160 Crow Canyon Rd #400
San Ramon, CA 94583

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Muhadia Rafi
304 Kern Drive
Nashville, TN 37211

From Information Furnished By
The Parties

Map and Parcel 147-03-26.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LUIS TORRES LOPEZ AND WAI MAI TSANG, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **MUHADIA RAFI, A SINGLE WOMAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 29, on the plan of Section Two, Herbert Heights, according to plat and survey appearing of record in Plat Book 3500, page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Luis Torres Lopez and Wai Mai Tsang, Husband and Wife, by Warranty Deed from Meskin Beshili and Suad Mustafa, Husband and Wife, dated January 20, 2017, appearing of record in Insrument Number 20170125-0008039, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to any and all existing restrictions and easements of record; and to any and all matters shown on said plat and survey of record in Plat Book 3500, page 83; all of said Register's Office.
>
> Improved property known as: 304 Kern Drive. Nashville, TN 37211
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MUHADIA RAFI, A SINGLE WOMAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of August, 2023.

Luis Torres Lopez

Wai Mai Tsang

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Luis Torres Lopez and Wai Mai Tsang**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 7th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 10/17/26

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 10/17/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 7, 2023.

J. Carlton Drumwright

August 7, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 7, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY