Karen Johnson Davidson County
Batch# 1052890 DEEDWARR
09/22/2023 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20230922-0074519

Name and Address of New Owner:
Khalid Mohammed Mozeb
4504 Dowdy Drive
Antioch, TN 37013

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-12-0-247

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, **Sheiman T. Zubeer, and Hindiren Zubeer, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Khalid Mohammed Mozeb, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Hazelwood, Section 18, recorded in Book 5190, Page 301, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheiman T. Zubeer and Hindiren Subeer, wife and husband, by Warranty Deed dated January 27, 2023 from John W. Bates, Jr and Claudia L. Bates, husband and wife, recorded January 27, 2023 in Instrument No. 20230127-0006333 in the Register's Office.

Being the same property conveyed to John W. Bates, Jr and wife, Claudia L. Bates, by Warranty Deed dated December 23, 1986 from Baker Woodroof and wife, Karen Woodroof, recorded January 5, 1987 in Book 7094, Page 907 in the Register's Office.

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 21st day of September, 2023.

_____ (SEAL)
Sheiman T. Zubeer

_____ (SEAL)
Hindiren Zubeer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2023, before me personally appeared Sheiman T Zubeer and Hindiren Zubeer, 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 21st day of September, 2023.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $478,000.00, 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 21st day of September, 2023.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires:_____
File No. 2023-6292-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/21/2023 (date of document).

Regina Sullo
Affiant Signature

Sept. 22 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22 day of September, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202309220074519