Karen Johnson Davidson County
Batch# 1053839 DEEDWARR
09/25/2023 01 56 23 PM 2 pgs
Fees $13 00 Taxes $3,200 50
20230925-0075238

WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samira Kamal	SoFi Bank National Association	Map: 172060A02400CO
(NAME) 8140 Cloverland Drive	(NAME) 2750 East Cottonwood Pkwy, Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cottonwood Heights, UT 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($865,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WESLEY A. WILLOUGHBY AND WIFE, SHAWNA WILLOUGHBY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMIRA KAMAL, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat, Mountain View, Section 1, Revision One of record in Plat Book 9700, Page 562, and 563, 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 Wesley A. Willoughby and wife, Shawna Willoughby, by Quitclaim Deed of record in Instrument No. 20230301-0014476, dated February 24, 2023, see also Warranty Deed of record in Instrument No. 20190222-0016190, Register's Office for said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-23-8140

This conveyance is made subject to (1) 2023 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 562-563, said Register's Office; (3) Charter for Homeowner's Association of record in Book 10496, Pages 379 & 381, said Register's Office; (4) QCD of common areas to HOA in Book 10929, Page 987, Instrument No 20110421-0030899, Instrument No 20051130-0143851, and Instrument No 20110421-0030899, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10053, Page 239, Book 10496, Page 311, amended in Book 10919, Page 327, and Book 10496, Page 391, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8140 Cloverland Drive, Nashville, TN 37211
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 20th day of September, 2023

Wesley A Willoughby

Shawna Willoughby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley A. Willoughby and Shawna Willoughby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of September, 2023

My Commission Expires

11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY