Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 23110817

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$350,000.00~~.

_____
Affiant

Subscribed and sworn to before me, this 21st day of December, 2023.

_____
Notary Public
My Commission Expires:
3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Karen Johnson Davidson County
Batch# 1083597 DEEDWARR
12/19/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231219-0097727

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Zahangir E. Jeweel	New owner	148-01-0-207.00
4939 Sherman Oaks Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Luis Virgen and Angelina Virgen, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zahangir Emran Jeweel, A Married Man**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Hillbrook, Section 6 of record in Plat Book 4175, Page 7, 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 Luis Virgen and Angelina Virgen by Warranty Deed from J. Tracy Johnson of record in Instrument No. 20020712-0084123 Register's Office for Davidson County, Tennessee, dated July 09, 2002 and recorded on July 12, 2002.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4939 Sherman Oaks Dr., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this ~~21st~~ 18th day of December, 2023.

Luis Virgen

Luis Virgen

Angelina Virgen

Angelina Virgen

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Luis Virgen and Angelina Virgen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this ~~21st~~ 18th day of December, 2023.

Notary Public at Large
My Commission Expires: Sept. 21, 2024

Certificate of Authenticity

I, Holly A Mason, 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 12/18/23.

Affiant Signature

12/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of December, 2023.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25