Karen Johnson Davidson County
Batch# 1096676 DEEDWARR
02/01/2024 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240201-0007060

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

File Number: TN-24-1740

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 30th day of January, 2024.

Notary Public
My Commission Expires: 9/20/25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Moheb Aziz and Mavi Aziz	same	164-16-0B-107-00
2020 Carefree Lane		
Nashville, TN 37013		

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, **John G. Mergner, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Moheb Aziz and Mavi Aziz, husband and wife, as joint tenants**, 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:

BEING Lot No. 107 in Cedarbrook Subdivision as shown in Plat Instrument No. 201811050109350 and revised by Surveyor's Certificate of Correction of record in Instrument 201908010076150, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to John G. Mergner, Jr., by Special Warranty Deed from D.R. Horton, Inc., a Delaware corporation, dated May 22, 2020, of record in Instrument No. 202006110059848, in the Register's Office of Davidson County, Tennessee.

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 2020 Carefree Lane, Nashville, TN 37013.

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 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. 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 30th day of January, 2024.

John G. Mergner, Jr.

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 John G. Mergner, Jr. 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 30th day of January, 2024.



Notary Public at Large
My Commission Expires: 2/22/25

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 January 30, 2024.

J. Carlton Drumwright

January 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 30, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY