Name and Address of New Owner:
Mohammad Islam
2102 Scovel Street
Nashville, TN 37208

Send Tax Bills To:
Mohammad Islam
108 Cambridge Close
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1100129 DEEDWARR
02/12/2024 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,756.87
20240212-0009699

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

Map & Parcel No: 081 15 0 463.00

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, **Daniel Ruffatto**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohammad Islam,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Being Lots Nos. 20 and 21 on the Map of Southern Securities Company's unrecorded Subdivision of a 2-5/8 Acre Tract and Lots Nos. 23, 24, 25, and 26 on the Map of Shield's Lot Addition, as of record in Plat Book 57, Page 62, Register's Office for said County. According to an unregistered copy of a survey made by John Wilkes, Civil Engineer, in February, 1931, not of record, said Lots 20 and 21 are described as follows:

Beginning at a point in the North margin of Scovell Street at the corner of Lots Nos. 19 and 20 on said unrecorded plan, said point being 125 feet 10 inches East from the Southwest corner of Lot No. 23 on said original Shield's plan; thence Northerly 140 feet to a point in the South margin of an alley being 124 feet East of the original Northwest corner of said Lot No. 23; thence with the margin of said alley, 80 feet to a point being the original line between Lots Nos. 26 and 27 of said Shield's Plan; thence with said line Southerly 140 feet to the North margin of Scovell Street; thence with the margin of the same, Easterly 82 feet to the beginning.

Being the same property conveyed to Daniel Ruffatto, by Warranty Deed from Dexter B. Morrison, Dorothy L. Morrison, unmarried and Wendy B. Morrison of record in Instrument number 202400209-0009329 in the Register's Office of Davidson County, Tennessee, dated February 5, 2024 and recorded on February 9, 2024.

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 5th day of February, 2024.

_____(SEAL)
Daniel Ruffato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 2024, before me personally appeared Daniel Ruffato, 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 5th day of February, 2024.

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $745,100.00, 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
5th day of February, 2024.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25
File No. 2023-6540-DL

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 2/5/24 (date of document).

Regina Sullo
Affiant Signature

February 12, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

