Name and Address of New Owner:
Reda Yasa and Mary Aziz
3117 Country Meadow Road
Nashville, Tennessee 37013

Send Tax Bills To:
Reda Yasa and Mary Aziz
3117 Country Meadow Road
Nashville, Tennessee 37013

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 150-07-0-185

Karen Johnson Davidson County
Batch# 1124471 DEEDWARR
04/18/2024 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20240418-0027873

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, **James Kinzer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reda Yasa and Mary Aziz, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, being Lot No. 162 on the Plan of "THE COUNTRY", SECTION FIVE, as of record in Plat Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 162 being a corner lot, fronts 75.00 feet on the Northwesterly margin of Country Meadow Court and fronts 79.66 feet on the Northerly margin of Country Meadow Road, said frontages being joined by a curve which measures 39.27 feet; the Northerly line of said lot extends back 104.67 feet and intersects the Westerly line which measures 100.00 feet thereon.

Being the same property conveyed to James E. Kinzer, by Quit Claim Deed from Vanessa D. Kinzer, of record in Book 6627, Page 321, in the Register's Office of Davidson County, Tennessee, dated July 29, 1985, and recorded on August 09, 1985.

Being the same property conveyed to James E. Kinzer and wife, Vanessa D. Kinzer, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 6185, Page 532, in the Register's Office of Davidson County, Tennessee, dated November 30, 1983, and recorded on December 01, 1983.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 16th day of April, 2024.

_____(SEAL)
James Kinzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2024, before me personally appeared James Kinzer, 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 16th day of April, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

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 $279,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Melissa Edelen

STATE OF ~~TENNESSEE~~ michigan
COUNTY OF ~~DAVIDSON~~ Wayne

Sworn to and subscribed before me this ~~16~~ 18th day of April, 2024.

Kaitlyn Moore
Notary Signature
My commission expires: 06 02 2028

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/12/24 (date of document).

Melissa Edelen
Affiant Signature

4/18/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18th day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne