Name and Address of New Owner:
Mona Latif
406 Gregg Court
Nashville, TN 37217

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

Map & Parcel(s):
149-04-0-267.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Wade, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mona Latif, a married woman**, hereinafter called the GRANTEE, her heirs, successors and assigns, 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. 5B on the Plan of Edge-O-Lake, Section 21 of record in Plat Book 5200, Page 577, amended in Book 6200, page 156, 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 James T. Wade, an unmarried man by Warranty Deed from Mayra E. Lopez, a married woman of record in Instrument No. 20190805-0076923 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 406 Gregg Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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.

Karen Johnson Davidson County
Batch# 1126585 DEEDWARR
04/24/2024 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20240424-0029466

WITNESS my hand this 19 day of April, 2024.

James T. Wade

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19 day of April, 2024, before me personally appeared James Trent Wade, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 19 day of April, 2024.

Notary Signature
My commission expires: 09-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00.

Affiant Signature

Subscribed and sown to before me, this the 19 day of April, 2024.

Notary Public
My Commission Expires: 09-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Robin Bowman, 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 4/19/24.

Date

Robin Bowman

Affiant Signature

4/24/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

