Name and Address of New Owner:
Jamal Al Harbi
4029 Shufeld Ct,
Antioch, TN 37013

Send Tax Bills To:
Jamal Al Harbi
4029 Shufeld Ct,
Antioch, TN 37013

This Instrument Prepared By:
K Moore
Modern Title Group
114 Rayson St
1A
Northville, MI 48167

Map & Parcel No: 148-14-0-283

Karen Johnson Davidson County
Batch# 1126909 DEEDWARR
04/25/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240425-0029870

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, **Victor Rivera**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jamal Al Harbi, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Colewood Acres, Section 5 of record in Plat Book 5200, Page 303, 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 by Warranty Deed from Philip D. Machalick to Victor Rivera, recorded September 17, 2015, as Instrument No. 20150917-0094421 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $150,000.00.

Commonly Known As: 4029 Shufeld Ct, Antioch, TN 37013

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 22nd day of April, 2024.

_____(SEAL)
Victor Rivera

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of April, 2024, before me personally appeared Victor Rivera, 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 22nd day of April, 2024.

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 02-21-2027

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 $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Victor Rivera
Print Name

_____
Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22nd day of April, 2024.

_____
Notary Signature
My commission expires: 02-21-2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 April 23, 2024.

J. Carlton Drumwright

April 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY