This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22571-CC

Karen Johnson Davidson County
Batch# 1132429 DEEDWARR
05/08/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20240508-0033963

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $494,900.00.

Christy Malone-Smith
Affiant

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public
My Commission Expires: 06-28-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karzan Mohamad-Ali Vazheen Fatah 1141 Streamdale Pt E Cane Ridge, TN 37013	New Owner	173-08-0A-037-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gary D. Davis and Consuela L. Davis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karzan Mohamad-Ali and Vazheen Fatah, husband and wife**, hereinafter called the Grantees, their heirs 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 all of Lot No. 58, Final Plat, Section One, Deer Valley, according to survey and plat of same appearing of record in Instrument No. 20030205-0016206, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary D. Davis and Consuela L. Davis, husband and wife, by Warranty Deed from S&Y Construction, Inc., a Tennessee corporation, dated November 18, 2004, recorded November 24, 2004, of record in Instrument No. 20041124-0140851, Register's Office for Davidson County, Tennessee.

This is improved property located at **1141 Streamdale Pt E, Cane Ridge, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2024

.

GRANTOR:

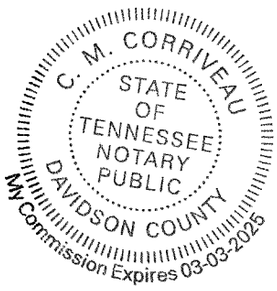
Gary D. Davis

Consuela L. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary D. Davis and Consuela L. Davis, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2024.



Notary Public
My Commission expires: 03/03/2025

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 3, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY