This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22629-DJ

Karen Johnson Davidson County
Batch# 1141209 DEEDWARR
05/31/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240531-0040512

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Maira Fernanda Cano-Avila
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maira Fernanda Cano Avila 3808 Turley Drive Nashville TN 37211	SWBC Mortgage Corporation 9311 San Pedro Ave Suite 100 San Antonio, TX 78216	133-12-0-324

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tarik Hussein, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maira Fernanda Cano Avila, unmarried**, hereinafter called the Grantee(s), his/her/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. 12, Section One, Addition to Greenwood Hills, according to survey and plat of same appearing of record in Book 4955, page 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Together with Avigation Easement and Contract of record in Book 8743, page 947; as re-recorded in Book 8865, page 932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tarik Hussein by Quitclaim Deed from Tarik Said Hussein, married and Ahmed Ali Mizoury, married, dated October 2, 2018, recorded October 5, 2018, of record in Instrument No. 20181005-0099016, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Tarik Said Hussein and Ahmed Ali Mizoury by Warranty Deed from David Lee Malcom, unmarried, dated August 2, 1999, recorded August 5, 1999, of record in Book 11607, page 955, said Register's Office.

This is ☐ improved or ☐ unimproved property located at: **417 Jessie Drive, Nashville, TN 37211**

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 30th day of May, 2024.

GRANTOR:

Tarik Said Hussein

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tarik Said Hussein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2024.



Notary Public
My Commission expires: 9-21-26

202405310040512

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/30/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/30/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

