Send Tax Bills To:
First Horizon Bank
12719 Cantrell Rd.
Little Rock, AR 72223

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Mina Saleh
6509 Arvington Way
Nashville, TN 37013

Map & Parcel No: 151-09-0A-112.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1141527 DEEDWARR
06/03/2024 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240603-0040967

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (425,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin K. Crotzer, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Saleh, an unmarried man** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 112, on the Plan of Phase 1, Section 1, Long Hunter Chase, as shown on the plat of the same of record in Plat Book 7900, Pages 829, 830 and 831, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin K. Crotzer, unmarried by Warranty Deed from Keith Allan Loiseau, executor of the Estate of Clara Nell Loiseau of record in Instrument No. 20131203-0122852 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 03, 2013.

This is IMPROVED proeprty known as 6509 Arvington Way, Nashville, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 24th day of May, 2024 .

Justin K. Crotzer

STATE OF TENNESSEE
COUNTY OF

On this 24th day of May, 2024, before me personally appeared Justin K. Crotzer, 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 24th day of May, 2024.

Notary Signature
My commission expires: 10-25-2027

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027

AFFIDAVIT OF VALUE

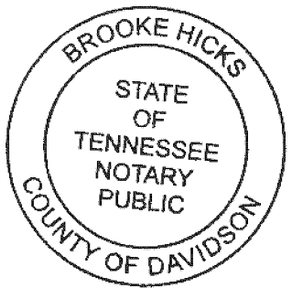
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affiant

STATE OF TENNESSEE
COUNTY OF

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

Brooke Hicks
Notary Signature
My commission expires: 5-9-26



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 24, 2024**.

Affiant Signature

May 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25