Karen Johnson Davidson County
Batch# 1150840 DEEDWARR
06/25/2024 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $984.20
20240625-0047549

Name and Address of New Owner:
David Tyler Napier
305 Ash Forge Drive
Antioch, TN 37013

Send Tax Bills To:
Cadence Bank
5217 Maryland Way
Brentwood, TN 37027
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 163-11-0B-081-00

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, **Gulizar B. Ali, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Tyler Napier, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow:

Land in Davidson County, Tennessee, being Unit 81, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6040, Page 538, Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209, Instrument No. 20061229-0160925, and Instrument No 20190214-0014097 and as shown on plan of record in Book 6250, Page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gulizar B. Ali by Warranty Deed dated March 27, 2020 from Richard D. LaCorte and Carol G. LaCorte, Co-Trustees of The LaCorte Family Trust, recorded April 3, 2020 in Instrument No. 20200403-0035951 in the Register's Office.

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 17th day of June, 2024.

Gulizar B Ali (SEAL)
Gulizar B. Ali by Mehvan Ali, Attorney-In-Fact
By Mehvan Ali Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mehvan Ali with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Gulizar B. Ali, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained ~~by signing~~ the name of Gulizar B. Ali by her/himself as Attorney in Fact.

Witness my hand, at office, this 17th day of June, 2024.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

202406250047549

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 $266,000.00, 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)

Sworn to and subscribed before me this
17th day of June, 2024.

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Brooke Hicks
Notary Public
My commission expires: 5-9-26
File No. 2024-6900-TS

202406250047549

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 **June 17, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 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