Karen Johnson Davidson County
Batch# 1173450 DEEDWARR
08/23/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240823-0064899

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or ~~value,~~ whichever is greater for this transfer is: $385,000.00

Affiant Signature

Subscribed and ~~sworn to~~ before me on this the 20th Day of August, 2024

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission expires 06/24/25

NAME AND ADDRESS OF PROPERTY OWNER:
Ezet Aziz and Souad Geris
3257 Grace Crest Point
Nashville, TN 37217
SEND TAX BILLS TO:
United Wholesale Mortgage- ATTN Post Closing Manager- Loan #1224522622
700 South Blvd East
Pontiac, MI 48341

MAP AND PARCEL NUMBER: 135100C11100CO

WARRANTY DEED
24NT00784

Effective the 20th Day of August, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ray Min and Veronica Angeladar, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ezet Aziz, a married man and Souad Geris, a married woman, as joint tenants with full rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee Being Lot 154 on the final plat, Revision of Lot 154, Section Five, Ransom Park, of record in Instrument No 20041222-0152515, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ray Min and Veronica Angeladar, husband and wife from Tahseen Al Rubaye and wife, Farah Al Rubaye, by warranty Deed dated 02/28/2020 and recorded 03/12/2020 in Instrument No. 20200312-0027752, Register's Office of said County.

This is an improved property commonly known as: 3257 Grace Crest Pt, Nashville, TN 37217-3897

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of August, 2024

Ray Min

State of Indiana)
County of Marion)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ray Min,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 10 / 09 / 2025.

JOHN S. FLICK
My Commission Expires
October 9, 2025
Commission Number 703839
Johnson County

Veronica Angeladar

State of Indiana)
County of Marion)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Veronica Angeladar,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 10 / 09 / 2025.

JOHN S. FLICK
My Commission Expires
October 9, 2025
Commission Number 703839
Johnson 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 August 20, 2024.

J. Carlton Drumwright

August 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 20, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY