WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189776 DEEDWARR
10/04/2024 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,057.20
20241004-0077036

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $556,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 9/24/24

NOTARY PUBLIC
MY COMMISSION EXPIRES 4/2/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSEDLLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File# 2024-12954-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bahzat Ali Mizoury	NEW OWNER	181-01-0B-274-00
7717 Sunbar Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Daniel Glover and Emily Glover, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bahzat Ali Mizoury, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee. described as follows, to-wit:

Being all of Lot No. 112, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley,

an RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No, 20071214-0143931, in the Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Glover and Emily Glover, husband and wife by Warranty Deed from Beryl Jose and Arun Jose, wife and husband dated August 24, 2020 and recorded on August 27, 2020 in Instrument No. 20200827-0097031, in the Register's Office of Davidson County, Tennessee.

This is property known as 7717 Sunbar Lane Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), their heirs and assigns, against 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 my hand on 09/25/2024.

Daniel Glover

Daniel Glover

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Daniel Glover, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/25/2024

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Electronic Notary Public

NOTARY PUBLIC : Gloria Asare
My Commission Expires: 12/31/2024
Registration No: 7901547
Notarized remotely online using communication technology via Proof.

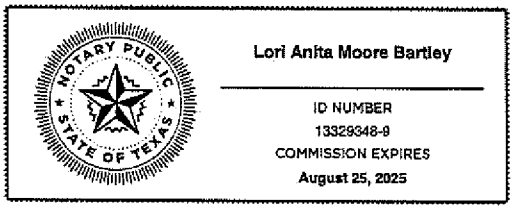
Witness my hand on 09/25/2024.

Emily Glover 09/25/2024
Emily Glover

STATE OF Texas
COUNTY OF Harris

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Emily Glover, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/25/2024.



Lori Anita Moore Bartley 09/25/2024
NOTARY PUBLIC
My Commission Expires: 08/25/2025

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 9/25/24 (date of document).

Affiant Signature

10/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON