Karen Johnson Davidson County
Batch# 1192787 DEEDWARR
10/11/2024 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20241011-0079016

Name and Address of New Owner:
Milad Gamil
4101 Pleasant Colony Drive
Antioch, TN 37013

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Closed Title
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 150-14-0A-121-00

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, **Eric K. Tsatsu, a single man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Milad Gamil, a married 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 follows:

Land in Davidson County, Tennessee, being Lot No. 805 on the Final Plat of Calumet, Phase 8, a Planned Unit Development, of record in Plat Book 9700, Page 736, Register's Office for Davidson Count, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric K. Tsatsu, a single man, by Quitclaim Deed dated October 29, 2019 from Roland T. Keudji, recorded November 5, 2019 in Instrument No. 20191105-0113949 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 8th day of October, 2024.

_____(SEAL)
Eric K. Tsatsu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2024, before me personally appeared Eric K. Tsatsu, 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 8th day of October, 2024.

_____
Notary Signature
My commission expires: 6/26/27

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

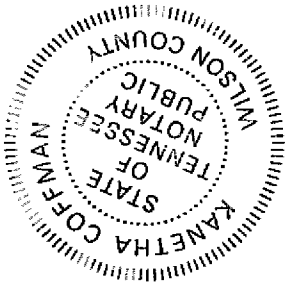
COUNTY OF DAVIDSON

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 $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of October, 2024.

Notary Public
My commission expires: 10/2/23
File No. 2024-7338-TS



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 October 8, 2024.

J. Carlton Drumwright

October 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY