Karen Johnson Davidson County
Batch# 1213445 DEEDWARR
12/09/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20241209-0095380

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/2/25
File No. G24-22297

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Awad Wasief	New American Funding	150-6-159
(NAME)	(NAME)	
2908 Wilford Pack Dr.	14511 Myford Rd., #100	
(STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael McPherson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Awad Wasief, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 6 on the plan of West Lake Subdivision, of record in Book 6250, page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael McPherson by Deed dated November 21, 2024 from Crystal McPherson, recorded November 25, 2024, in Instrument Number 20241125-0091857, Register's Office of Davidson County, Tennessee. Chandra McPherson, spouse of Michael McPherson, joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2908 Wilford Pack Dr, Nashville, TN 37013.

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, and we do covenant with the 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, 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 GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 5th day of December, 2024.

Michael McPherson

Chandra McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2024, before me personally appeared Michael McPherson and Chandra McPherson, 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 5th day of December, 2024.

Notary Signature
My commission expires: 1/28/2028

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 December 5, 2024.

J. Carlton Drumwright

December 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY