Name and Address of New Owner:
Ali Hassan Ahmed
1202 Massman Dr.
Nashville, TN 37217

Karen Johnson
Batch # 1267633
05/02/2025 10 38 34 AM
Fees $18 00 Taxes $795 50
Davidson County
DEEDWARR
3 pgs
20250502-0034082

Send Tax Bills To:
Ali Hassan Ahmed
1202 Massman Dr.
Nashville, TN 37217

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 107-14-0A-067-00

## 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, **Cindy Rae Felton, a married woman, now known as Cindy Rae Voss, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ali Hassan Ahmed, a married person,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 67 on the Plan of Copperfield Terrace Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6326, Page 790, a Plat of which is of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Cindy Rae Felton, married Woman by Warranty Deed from Andrea Girton, n/k/a Andrea Girton-Lee, married of record in Instrument No. 20200723-0081294 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 23, 2020.

This is not the personal, marital, or primary residence of the Grantor, her spouse and/or any dependents.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SRN-25-1202

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 30th day of April, 2025.

Cindy Rae Voss (SEAL)
Cindy Rae Voss

STATE OF KENTUCKY
COUNTY OF Christian

On this 28th day of April, 2025, before me personally appeared Cindy Rae Voss, 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 28th day of April, 2025.

Dienshia Harney KYNP91463
Notary Signature
My commission expires: 08/20/2028

Dienshia Harney
Commonwealth of Kentucky
Notary Public
Commission No KYNP91463
My Commission Expires 08-20-2028

## AFFIDAVIT OF VALUE

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 $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 30th day of April, 2025.

Notary Signature
My commission expires:

