WARRANTY DEED

Karen Johnson
Batch # 1331688
10/08/2025 10 08 05 AM
Fees $18 00 Taxes $1,350 50

Davidson County
DEEDWARR
3 pgs

20251008-0080300

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc
128 Holiday Ct., Ste 125, Franklin, TN 37067

File No 2025-1564

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Santino Miranda and Abigail Miranda	Santino Miranda and Abigail Miranda	128-10-0-173 00
(NAME)	(NAME)	
213 Colt Drive	213 Colt Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WISAM LAZIM, MARRIED AND MUNJED GHAZI ALBAKRI, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANTINO MIRANDA AND ABIGAIL MIRANDA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

See Exhibit "A" attached hereto and made a part hereof

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 213 Colt Drive, Nashville, TN 37221
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 6th day of Oct, 2005

Wisam Lazim by Yvette M. Meldrum, Attorney-in-Fact
Wisam Lazim

Munjed Ghazi Albakri by Yvette M. Meldrum, Attorney-in-Fact
Munjed Ghazi Albakri

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared **Yvette Meldrum**, Attorney-in-Fact for **Wisam Lazim and Munjed Ghazi Albakri**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said **Wisam Lazim and Munjed Ghazi Albakri**, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office

Witness my hand and official seal, this the 6th day of October, 2005

Carolyn Curdo
Notary Public

My Commission Expires 11-14-2008
(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Wisam Lazim, Married and Munjed Ghazi Albakri, Unmarried, As Tenants in Common with rights of survivorship by Warranty Deed from Cynthia Ruth Davidson, married and Joy Elizabeth Headrick, married and James Wood Freemon, unmarried and Bronwyn Shannon Moreno, married of record in Instrument No 20230418-0028580 Register's Office for Davidson County, Tennessee, dated April 12, 2023 and recorded on April 18, 2023

True Copy Certification

I, Yvette Meldrum, 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 _____, 2025.

Affiant Signature _____

_____, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2025

_____
Notary's Signature

MY COMMISSION EXPIRES: _____