WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File # 9561

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kovan Khailani	Kovan Khailani	16202022700
(NAME)	(NAME)	
162 Brenda Lane	116 Brian Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shawkat Hussein Abdulrahim and Khalid Hussein Abdulrahim(Shawkat Hussein Abdulrahim a.k.a** Shawkat Abdulrahim Hussein and Khalid Hussein Abdulrahim a.k.a. Khalid A. Hussein), hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kovan Khailani,** 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:

Land in Davidson County, Tennessee, being Lot No. 241, on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for said County, to which plan reference is made for a complete description of metes and bounds.

Being the same property conveyed to Shawkat Hussein Abdulrahim and Khalid Hussein Abdulrahim, by deed of record in Book 10879 , Page 242 , Register's Office for Davidson County, Tennessee.

Shawkat Hussein Abdulrahim also known as Shawkat Abdulrahim Hussein .

Khalid Hussein Abdulrahim also known as Khalid A. Hussein.

This conveyance is subject to any and all existing restrictions and easements of record.

Haifaa Mestafa joins in the conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 162 Brenda Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150040840 DEEDWARR
Recvd: 05/27/15 09:28 2 pgs
Fees: 13.00 Taxes: 351.50
20150527-0048493

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 my/our hands this 20th day of May, 2015.

Shawkat Hussein Abdulrahim

Khalid Hussein Abdulrahim

HAIFAA MESTAFA

State of Tennessee
County of Williamson

Personally appeared before me Shawkat Hussein Abdulrahim and Khalid Hussein Abdulrahim* with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

* AND HAIFAA MESTAFA WH.

WITNESS my hand and seal this 20th day of May, 2015.

Notary Public
My Commission Expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

File No.: 9561