Bill Garrett Davidson County
Batch# 11021 DEEDWARR
10/10/2017 03:33:09 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20171010-0104015

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Kristoni Boot
Affiant

Subscribed and sworn to before ~~me~~, this the 10th day of October, 2017.

Notary Public
~~My Commission~~ Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christie Kellam Omari Kellam 3824 Park Royal Lane Antioch, TN 37013	Fdm BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	150-12-0b-018.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shahid Saeed a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christie Marie Kellam and Omari Kellam, wife and husband, and Destini Wilkins, a married woman, as joint tenants,** 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: with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One, Kensal Green, of record in Book 7900, Page 593, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shahid Saeed, married by Special Warranty Deed from U.S. Bank National Association, N.D., recorded on the 28th day of September, 2007 in Instrument No. 20070928-0115703, in the Register's Office of Davidson County, Tennessee. Mariyam Shahid, wife of Shahid Saeed, executes this instrument for the purpose of conveying any/all marital interest she may have in subject property.

This is ☒ Improved OR ☐ Unimproved property located at: 3824 Park Royal Ln., Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2017.

Shahid Saeed

Mariyam Shahid

STATE OF COLORADO
COUNTY OF Douglas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shahid Saeed and Mariyam Shahid**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2017.

JIMMIE DUARTE JR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144013001
MY COMMISSION EXPIRES MARCH 24, 2018

Notary Public
My Commission expires: 3/24/2018