WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File # 12642

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$170,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Mohammed H. Ahmed	Mohammed H. Ahmed	16207012600
1656 Bearwillow Rd ~~120 A & B Tusculum Rd.~~ (NAME)	1656 Bearwillow Rd (NAME)	
Ashland City TN. 37015 ~~Antioch, TN 37013~~ (ADDRESS)	Ashland City TN 37015 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 27433 **DEEDWARR**
11/17/2017 01:59:14 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20171117-0118417

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, **LaTrece G. McAdoo and Shirley McAdoo,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohammed H. Ahmed,** 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. 5 on the Plat of Antioch Park, Section 6-A, of record in Plat Book 4995, Page 94, Register's Office for said County.

Beginning at a point in the northerly margin of Tusculum Road, at the common front corner of Lots 5 and 6, thence with the line between said two lots northerly, 83.22 feet to a concrete monument; thence with the line between Lot 5 and "Res. For Future Dev.", easterly 139.43 feet to a concrete monument in the westerly margin of Leeshan Drive (formerly an unnamed street on plat); thence with the margin of the same southerly 56.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.03 feet to a concrete monument in the northerly margin of Tusculum Road; thence with the margin of the same westerly 112.28 feet to the point of beginning.

Being the same property conveyed to LaTrece McAdoo, unmarried and Shirley McAdoo, unmarried as joint tenants with right of survivorship by Warranty Deed from Ray Grass and Mary Ann Grass, of record in Instrument No. 20011221-0141320, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 120 A & B Tusculum Rd., Antioch, TN 37013

(House Number) (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 my/our hands this 16th day of November, 2017.

LaTrece G. McAdoo

Shirley McAdoo

State of Tennessee
County of Williamson

Personally appeared before me LaTrece G. McAdoo and Shirley McAdoo, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2017.

Notary Public
My Commission Expires:

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KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
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