Bill Garrett Davidson County
Batch# 34135 DEEDWARR
12/06/2017 11:45:17 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20171206-0124514

This instrument prepared by ~~& return to:~~ Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of December, 2017, by and between Sameh Sidhom, married, party of the first part, and Abdurahman Noor, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Hill-N-Dales Acres, of record in Plat Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property conveyed to Sameh Sidhom by virtue of that certain Quit Claim Deed dated November 3, 2016, and being of record at Instrument No. 20161103-0116485 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not his primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restcitions of record at Plat Book 2900, Page 33 and 34 and Book 2959, Page 213 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sameh Sidhom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sameh Sidhom, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VREJ-11-941

Property Owner & Address: Abdurahman Noor
941 Havenhill Dr
Nashville, TN 37217

Tax Parcel No 10616001100

Property Address: 941 Havenhill Dr.
Nashville, TN 37217

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $240,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of December, 2017.

Stephanie Dome
Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUELIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021