WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1108

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48779 DEEDWARR
01/18/2018 09:47:50 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180118-0005154

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of January, 2018

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ramadhan I. Mohammad and Miriam Mohammad and Zena Mohammad	SWBC Mortgage Corp	180 03 0A 022.00
(NAME)	(NAME)	
300 Stone Heath Ct	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Penelope H. Queen, a married woman and Elizabeth Queen, a single woman, tenants in common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ramadhan I. Mohammad, a married man Miriam Mohammad, a single woman and Zena Mohammad, a single 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:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Stone Creek Park, Section 1-C, a Planned Unit Development, of record in Plat Book 9700, pages 469 - 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Penelope H. Queen and Elizabeth Queen, tenants in common with right of survivorship by Warranty Deed from Christopher James Rogers and wife, Anita Dawn Greene-Rogers dated November 09, 2012 and recorded November 13, 2012 as Instrument No. 20121113-0104112, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor Penelope H. Queen or her spouse.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 Stone Heath Ct, Nashville, TN 37211

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, has 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 11th day of January, 2018

Penelope H. Queen

Penelope H. Queen

E Queen

Elizabeth Queen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Penelope H. Queen and Elizabeth Queen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public

My Commission Expires: 7-26-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-178296SSO