Bill Garrett Davidson County
Batch# 55921 DEEDWARRSP
02/06/2018 01:53:21 PM 2 pgs
Fees: $13.00 Taxes: $547.60
20180206-0012029

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT BENEFIT OF A TITLE EXAMINATION. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 16202008200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Wurya Shwani and Mahabad Salih, husband and wife,** does hereby bargain, sell, transfer and convey unto **Omar Hussein Ismail and Nasrin Ahmad Shamsaddin, husband and wife, and Hawri Omar Hussein** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 127 on the Plan of Colewood Acres, Section II, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the said property conveyed to Wurya Shwani and Mahabad Salih, husband and wife, by Warranty Deed from Patricia Person, dated October 1, 2015, and filed at Instrument No. 20141005-0101424, said Register's Office.

Property address: 4021 Keeley Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Omar Hussein Ismail and Nasrin Ahmad Shamsaddin and Hawri Omar Hussein , their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed the date noted by Notary.

Wurya Shwani

Mahabad Salih

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wurya Shwani and Mahabad Salih, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 1st day of February, 2018.

My Commission Expires: 3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2018.

My Commission Expires: 3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

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NAME NEW OWNER(S)
Mr. & Mrs. Omer Ismail
4021 Keeley Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

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