Bill Garrett Davidson County
Batch# 63964 DEEDWARR
03/01/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180301-0019232

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 28th day of February, 2018, by and between Robert Slack and wife, Mashekia Jones-Slack, party of the first part, and Shivan Ismail and Rijeen A. Sadullah, husband and wife, joint tenants, 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. 199 on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

FOR INFORMATION PURPOSES ONLY: 7120 Smokey Hill Rd., Cane Ridge, TN

Being all or part of the same property conveyed to Robert Slack by virtue of that certain Warranty Deed dated July 30, 2004, and being of record at Instrument No. 20040804-0093310 in the Register's Office of Davidson County, Tennessee.

The said Mashekia Jones-Slack joins in this conveyance to convey any and all marital rights she may have in said property.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions in book 9840, page 276 and Instrument Number 20040121-0008040 and subject to Charter of record in book 9840, page 259 and Quit Claim to Homeowner's Association of record in Instrument Numbers: 20000425-0041127 and 20071221-0146548, said Register's Office for said County, TN; 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 GRANTEE(S), 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.

Robert Slack
Robert Slack

Mashekia Jones-Slack by Robert Slack, Attorney in Fact
Mashekia Jones-Slack by Robert Slack,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Slack 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 28th day of February, 2018.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared Robert Slack, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mashekia Jones-Slack, and who acknowledged that he executed the same as the free act and deed of Mashekia Jones-Slack.

WITNESS my hand and official seal at office this 28th day of February, 2018.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

STATE OF Tennessee
COUNTY OF Davidson

Robert Slack, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Mashekia Jones-Slack, the principal.

This 28th day of February, 2018.

Robert Slack
Robert Slack

WITNESS my hand and official seal at office this 28th day of February, 2018.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address:	Shivan Ismail and Rijeen A. Sadullah Waheed Shalizi 7120 Smokey Hill Rd Cane Ridge, TN 37013
Tax Parcel No	183050A37400CO
Property Address:	7120 Smokey Hill Rd Cane Ridge, TN 37013
MAIL TAX BILLS TO:	Owner at property address

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 $310,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:_____

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19