Bill Garrett Davidson County
Batch# 66207 DEEDWARR
03/07/2018 11:17:02 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180307-0021510

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 Shivan Ismail and wife Rijeen Sadullah, party of the first part, and Alicia M. Hinson, unmarried, 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:

The following described property located in the City of Antioch, in Davidson County, Tennessee, to-wit:

Lot 253, Final Plat, Old Hickory Hills Subdivision, Phase Two - Section Three, as shown by Plat appearing of record in Instrument Number 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lots.

FOR INFORMATION PURPOSES ONLY: 7236 Legacy Drive, Antioch, TN

Being all or part of the same property conveyed to Shivan Ismail by virtue of that certain Special Warranty Deed dated February 25, 2011, and being of record at Instrument No. 20110307-0017863 in the Register's Office of Davidson County, Tennessee.

The said Rijeen Sadullah 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), her 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 all restrictions and easements of record in said Register's Office, 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), her 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

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

Shivan Ismail
Shivan Ismail

Rijeen Sadullah
Rijeen Sadullah

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Shivan Ismail and Rijeen Sadullah, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they 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

Property Owner & Address: Alicia M. Hinson

Tax Parcel No 182060A24300CO

Property Address: 7236 Legacy Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF Tennessee
COUNTY OF Rutherford

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 28th day of February, 2018.

Notary Public

My Commission Expires: 7-17-2021

George Ziadeh State of Tennessee Notary Public Williamson County