This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2047

Bill Garrett Davidson County
Batch# 97532 DEEDWARR
05/29/2018 10:04:56 AM 3 pgs
Fees: $18.00 Taxes: $703.00

20180529-0050766

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 22nd day of May, 2018

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abdul Kasim Siedqi 107 Stream Valley Blvd. Franklin, TN 37064	New Owner	075-01-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Emmanuel E. Alloh**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abdul Kasim Seidqi**, hereinafter called the Grantee(s), his/her/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. 100 on the Plan of Hermitage Hills. Section Twelve, as of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmanuel E Alloh by General Warranty Deed from Barbara P. Loy, dated July 22,2004, recorded July 26, 2004, of record in Instrument No. 20040726-0089191. Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **812 Heritage Trail, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of May, 2018.

GRANTOR:

Emmanuel E. Alloh

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emmanuel E. Alloh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of May, 2018.

Notary Public
My Commission expires: See Jurat certificate attached

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 21st

day of MAY, 2018, by EMMANUEL E. ALLOH

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here



Signature

Description of Attached Document

Type or Title of Document: WARRANTY DEED

Document Date: MAY 21, 2018

Number of Pages: 2

Signer(s) Other Than Named Above: None