WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138324 **DEEDWARR**
09/10/2018 10:59:34 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20180910-0089447

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$357,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF August, 2018
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 173
Mohammad O Abduljabbar	Same	GROUP 10 0C
172 Blackpool Drive		PARCEL 018.00CO
Antioch, Tennessee 37013		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Karen Kurtz, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mohammad O Abduljabbar, an unmarried man
and
Serdar M Omar, a single man

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:

BEING known as all of Lot Numbered Eighteen (18) of Final Plat, Delvin Downs, Phase I, as the same appears of record in Instrument Number 20070807- 0094328, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John E Kurtz and Karen Kurtz, husband and wife by deed from Harevest Homes, LLC, a Tennesee Limited Liability Company, of record in Instrument No 20090602-0050470, Register's Office for said County, dated May 27, 2009, and Recorded on June 2, 2009.

John E. Kurtz having pre-deceased his wife on April 18, 2016, leaving her sole owner by operation of law.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **172 Blackpool Drive, Antioch, Tennessee 37013**.

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. 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 my hand and official seal at office this 31st day of August, 2018.

Karen Kurtz

Karen Kurtz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Kurtz, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Vanderpool Law
256 Seaboard Lane G-104
Franklin TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027