Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 197869 DEEDWARR
02/22/2019 09:36:26 AM 2 pgs
Fees: $13.00 Taxes: $1,327.93

20190222-0016138

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

19-0023

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $358,900.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2019.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ayoub Hassan	new owners	
7633 Kemberton Drive East		186-04-0A-155.00
Nolensville, TN 37135		

WARRANTY DEED

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, I

Chanthavone Keobounhom, a single woman,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Ayoub Hassan and Vaman Peermos, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 283, on the Final Plat of Burkitt Place, Phase 2G, of record at Instrument Nos. 20070514-0057216 and 20070628-0077531, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Chanthavone Keobounhom, a single woman, by Warranty Deed dated April 19, 2013 from Erin Jackson f/k/a Erin E. Neutzler and husband, Will Jackson, recorded April 24, 2013 at Instrument No. 20130425-0040921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7633 Kemberton Drive East, Nolensville, TN 37135.**

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRS-19-1633

unencumbered, unless otherwise herein set out; and I do further covenant and bind myself. my 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 this 15th day of February, 2019.

Chanthavone Keobounhom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chanthavone Keobounhom, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of February, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

