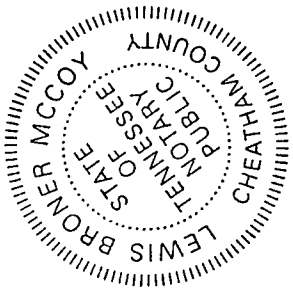
Karen Johnson Davidson County
Batch# 206065 DEEDWARR
03/14/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20190314-0023585



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham
THE ACTUAL CONSIDERATION FOR THIS TRANSFER ~~IS~~
$197,500.00.
ANMAR AL MALIKY
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of March, 2019.
NOTARY PUBLIC
My commission expires: 8/27/22

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anmar Al Maliky	Same	17602005400
(NAME)	(NAME)	
5321 Flagstone Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $197,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kristoffer Ingram and Amber L. Ingram, husband and wife, as tenants by the entirety,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anmar Al Maliky, individual**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Peppertree Forest, Section 19, as of record in Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristoffer Ingram and Amber Sauls by deed from Y. Renee Nolen, dated 9/26/2008, of record as Instrument No. 20081006-0101323, said Register's Office. Being the same property conveyed to Kristoffer Ingram and Amber L. Ingram, husband and wife, as tenants by the entirety by deed from Kristoffer Ingram and Amber L. Ingram f/k/a Amber Sauls, husband and wife, of record in Instrument No. 20130903-0092037, said Register's Office.

This property is __unimproved _X_improved property known as: 5321 Flagstone Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of

of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of March, 2019.

Kristoffer Ingram

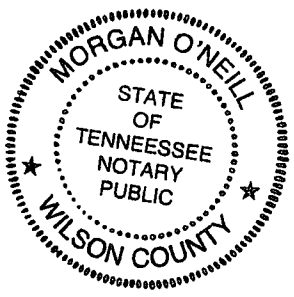
Amber L. Ingram

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristoffer Ingram and Amber L. Ingram, the herein bargainor, with whom I am personally acquainted (or 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 and official seal, this the 13th day of March, 2019.

Notary Public
My Commission Expires: 4-13-22



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 14th day of March, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY