#13794

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bayar Khalid Abdulqadir	SWBC Mortgage	16210013800
(NAME)	(NAME)	
592 Roxanne Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Nasreen K. Abdulqadir and husband, Shirwan Hussein and Ahmed Abdulqader,** (a.k.a. Ahmed Abdulqadir), unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bayar Khalid Abdulqadir, an unmarried 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:

Land in Davidson County, Tennessee, being Lot Number 138 on the Plan of Brook-View-Estates, Section 2, a/k/a Brook View Estates, Section 2, a/k/a Brookview Estates, Section 2, of record in Plat Book 4460, page 163, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Nasreen K. Abdulqadir, an unmarried woman and Ahmed Abdulqadir, an unmarried man by deed of record in Instrument No. 20160713-0071651, Register's Office for Davidson County, Tennessee. Ahmed Abdulqadir being one and the same as Ahmed Abdulqader erroneously shown in prior deed as Ahmed Abdulqadir.

Shirwan Hussein joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 592 Roxanne Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 209947 **DEEDWARR**
03/26/2019 10:12:34 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190326-0027168

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/our hands this 22nd day of March, 2019.

Nasreen Abdulqadir

Nasreen K. Abdulqadir

Ahmed Adbulqader

Shirwan Hussein

State of Tennessee
County of Davidson

Personally appeared before me Nasreen K. Abdulqadir and Ahmed Adbulqader and Shirwan Hussein with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March, 2019.

Notary Public
My Commission Expires: _____

File No.: 13794

