13819

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 215958 **DEEDWARR**
04/10/2019 10:22:00 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20190410-0032615

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 208,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of April, 2019

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Shirwan A. Hussein
Nasreen Abdulqadir
1792 Red Jacket Drive
Antioch, TN 37013-4482

SEND TAX BILLS TO: SWBC, 9311 San Pedro Ave #100 San Antonio Tx 78216
~~New Owner~~

MAP AND PARCEL NUMBER: Tax ID #: 173050A22800C0

WARRANTY DEED

19NT00174

Effective the 8th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MAYRA MATA

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

SHIRWAN A. HUSSEIN AND NASREEN ABDULQADIR, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being all of Lot No. 228 on the Plan of Barnes Crossing, Planned Unit Development, according to the Master Deed appearing of record in Instrument Number 20050721-0084791, and amended Instrument Number 20051114-0135938, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mayra Mata, by Quit Claim Deed from Mayra Mata and Pablo Perez, dated 10/26/2016 and recorded 10/27/2016 as Document No. 20161027-0113682, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1792 Red Jacket Dr., a/k/a Unit 228, Antioch, TN 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8th day of April, 2019

Mayra Mata

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mayra Mata, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8th day of April, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY