Karen Johnson Davidson County
Batch# 242035 DEEDWARR
06/11/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20190611-0056178

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 6.13.22
File No. G19-5388

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zirek N. Mohamad and Kavrin Mohammad-Ali (NAME)	Mortgage Investors Group (NAME)	173-4-A-337 CO
1008 Pinot Chase (STREET ADDRESS)	8320 East Walker Springs Lane,#200 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Clarence Randall Hudgens and wife, Bualate G. Hudgens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zirek N. Mohammed, an unmarried man and Kavrin Mohamad-Ali, an unmarried woman, joint tenants with right of survivorship** , 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 No. 307, on the plan of Final Plat Section Four Oak Highlands Subdivision, a Planned Unit Development of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clarence Randall Hudgens and wife, Bualate G. Hudgens by Deed dated May 24, 2007 from S & Y Construction, Inc., a Tennessee Corporation, recorded May 29, 2007, in Instrument Number 20070529-0063509, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument Nos. 20000428-0042354, 20020725-0089130, & 20020725-0088131, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee.

4. PUD Boundary Plat in Book 6900, page 431, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 7337, page 529, Book 8765, page 100 and Instrument No, 20070807-0093758, Register's Office for Davidson County, Tennessee.

6. Bylaws in Book 8765, page 90, said Register's Office.

7. Temporary Easement for construction of sanitary sewers and/ or storm drainage in Instrument No. 20001002-0097139, Register's Office for Davidson County, Tennessee.

8. Common Area conveyed to HOA in Instrument No. 20040217-0017737 & 20130523-0052438, said Register's Office.

9. Easements for sanitary sewers/storm drainage in Instrument Nos. 20001002-0097138, 20001205-0119205, 20001205-0119206, & 20011120-0127790, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1008 Pinot Chase, 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, 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. Whenever 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 hand(s) this 7th day of June, 2019.

Clarence Randall Hudgens

Bualate G. Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2019, before me personally appeared Clarence Randall Hudgens and Bualate G. Hudgens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and office, this 7th day of June, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

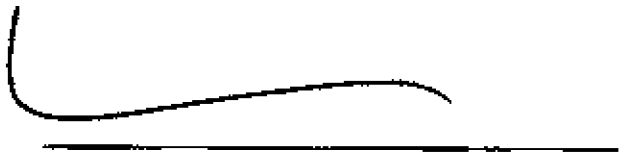
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

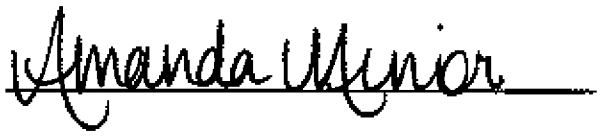
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

