WARRANTY DEED

Karen Johnson Davidson County
Batch# 259662 **DEEDWARR**
07/19/2019 03:40:36 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190719-0071149

A-ARG-19-4716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

RYAN TERRELL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-13-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hanif Mohammad	**New Owner**	
(NAME) **620 Regent Park Drive**	(NAME)	**149-05-0-121.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN DUBOSE, MARRIED AND JORDAN SHIPLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANIF MOHAMMAD, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 139 on the Plan of Section Two, Terragon Trails of record in Plat Book 5050, Page 9, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 139, which is a corner lot, fronts 88.6 feet on the Southeasterly margin of Volunteer Drive and fronts 61.86 feet on the Northeasterly margin of Trappers Ridge, said frontages being joined by a curve having a length of 39.27 feet, and extends back 86.86 feet on the Northeasterly line and 113.6 feet on the Southeasterly line to a point of intersection.

Being the same property conveyed to Ben Dubose and Jordan Shipley, as joint tenants with rights of survivorship by Warranty deed from Elizabeth Reisig, married of record in Instrument No. 20170615-0060341 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 15, 2017.

The subject property was never the Grantors primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5084, Page 842, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4716 Volunteer Dr., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 18th DAY OF JULY, 2019.

Ben Dubose

Jordan Shipley by Ben Dubose as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, the within named 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 18th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of , and who acknowledged he/she/they executed the same as the free act and deed of the said . JORDAN SHIPLEY

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212