Karen Johnson Davidson County
Batch# 294615 DEEDWARR
10/02/2019 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191002-0100572

# WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Josephine Doss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Bryan Duane Doss and Josephine Doss | SEND TAX BILLS TO: Bryan Duane Doss/Josephine | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 3429 Shakertown Rd | (NAME) 3429 Shakertown Rd | 15003038800 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, **Amar Alhasan, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Duane Doss and Josephine Doss, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AS LOT NO. 442 ON THE PLAN OF SECTION NINE, "THE COUNTRY" OF RECORD IN BOOK 6900, PAGE 285 AND 286, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

Being the same property conveyed to Amar Alhasan by virtue of that certain Warranty Deed dated February 20, 2009, and being of record at Instrument No. 20090225-0016551 in the amount of $155,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bobby Dean Owen by virtue of that certain Quit Claim Deed dated June 8, 2007, and being of record at Instrument No. 20070615-0071594 in the amount of $38,746.62 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bobby Dean Owen and Tiffani Dawn Owen by virtue of Deed dated September 15, 1993 at Book 9084, Page 295 in the amount of $113,756.00 in the said Register's Office.

****Duaa Mahid Abdul Sahib joins in this conveyance to convey any and all marital rights she may have in said property.****

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 285 and 286, Deed Restrictions recorded at Book 7402, Page 977 and Book 7404, Page 292, Book 8377, Page 803, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3429 Shakertown Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of October, 2019.

**Amar Alhasan**

**Duaa Mahid Abdul Sahib**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Amar Alhasan and Duaa Mahid Abdul Sahib,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21