WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-5383

Karen Johnson Davidson County
Batch# 310170 DEEDWARR
11/04/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20191104-0113366

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/20
File No. 19-6958

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Halida Ahmad and Zheen Sabah (NAME)	Caliber Home Loans (NAME)	164-01-0-A04-70-0CO
752 Pin Oak Drive (STREET ADDRESS)	1525 S. Belt Line Rd (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Coppell, TX 75019 (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, **Whitney D. Massey, an unmarried woman and Charles W. Kirby, III, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Halida Ahmad, an unmarried woman and Zheen Sabah, an unmarried woman, as 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:

Being Lot Number 36 as shown on the Final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument Number 20170324-0028913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Whitney D. Massey and Charles W. Kirby, III, both unmarried as joint tenants with right of survivorship, from Lake Forest Homes, Inc., a Tennessee corporation, by Warranty Deed dated October 31, 2017, in Instrument No. 20171103-0113300, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded as Instrument Nos.200606160071819; 201807130067779; 201807130067962 in the Register's Office for Davidson County, Tennessee.

2. 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. 201703240028913, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 200606160071818, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as recorded in Instrument No. 200602240021731 and Instrument No. 201510290110061,

Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and 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.
The signature of Whitney D. Massey is signed by his/her duly appointed Attorney-in-fact Charles W. Kirby, III, pursuant to the Power of Attorney recorded in Book _20191040113365_____, said Register's Office.

This is improved property, known as 752 Pin Oak Drive, 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 31st day of October, 2019.

Whitney D. Massey by Charles W. Kirby, III Attorney In Fact
Whitney D. Massey by Charles W. Kirby, III, her Attorney-In-Fact

Charles W. Kirby III
Charles W. Kirby, III

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of October, 2019, before me personally appeared Charles W. Kirby, III, 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, at office, this 31st day of October, 2019.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of October, 2019, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles W. Kirby, III, attorney-in-fact for Whitney D. Massey, with whom I am personally acquainted, and who acknowledged that Charles W. Kirby, III executed the within instrument for the purposes therein contained, and who further acknowledge that Charles W. Kirby, III is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2019.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

