WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdirahman Sharif Omar	Abdirahman Sharif Omar	16300000500
(NAME)	(NAME)	
4048 Moss Road	4048 Moss Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I/we Legesse Biru, and spouse, and Anchinalu Biru, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Abdirahman Sharif Omar, married, hereinafter called the GRANTEE(S), his/her/their 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. 21, on the plan of MAP OF SHIELDS ANTIOCH LANDS, as shown on plat of record in Book 57, Page 111, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Legesse Biru and spouse, Anchinalu M. Biru by Warranty Deed from Michael Gilbert, unmarried, dated 04/29/2010, of record in Instrument 20100430-0033064, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 57, Page 111 and Rights of tenants under any unrecorded leases all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4048 Moss Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 312637 DEEDWARR
11/07/2019 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20191107-0114919

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 10/25 day of October, 2019.

By: _____
Legesse Biru

By: _____
Anchinalu Biru

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Legesse Biru**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of October, 2019.

_____
Notary Public:
My Commission Expires: 5-17-21

State of _____

County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anchinalu Biru**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of October, 2019.

_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201911070114919

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 25 day of October, 2019.

By: _____
Legesse Biru

By: Anchinalu Biru
Anchinalu Biru

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Legesse Biru**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of October, 2019.

_____
Notary Public:
My Commission Expires: _____

State of WA

County of King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anchinalu Biru**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of October, 2019.

_____
Notary Public: Desiree Hammond
My Commission Expires: 8/29/2022

DESIREE HAMMOND
NOTARY PUBLIC #173911
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 29, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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