WARRANTY DEED

Karen Johnson Davidson County
Batch# 342582 DEEDWARR
01/13/2020 01:50:22 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200113-0004517

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF Multnomah KWA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Kim Wyatt Allan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/01/2023
(AFFIX SEAL)

OFFICIAL STAMP
JUDY ANN EVENHUS
NOTARY PUBLIC - OREGON
COMMISSION NO. 988765
MY COMMISSION EXPIRES MAY 01, 2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kasar Abdulla and Reber Hassan, wife and husband 5912 Cross Pointe Lane Brentwood, TN 37027	new owner	171-08-0B-029.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kim Wyatt Allan, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kasar Abdulla and Reber Hassan, wife and husband, as tenancy by entirety,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 17, on the plan of Section Two, BRELAN PARK AT SADDLEWOOD, as shown on plat of record in Book 7900, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joni Ramsay and husband, Kim Wyatt Allan by Warranty Deed from Jeffery L. Stinson and wife, Marta M. Stinson, dated 10/31/1994 and recorded 11/08/1994, of record in Book 9514, Page 886, Register's Office for Davidson County, Tennessee. The said Joni Ramsay having died on August 29, 2007 leaving the property vested solely in Kim Wyatt Allan.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5912 Cross Pointe Lane, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-5912

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/our hand(s) this the 8th day of January, 2020.

Kim Wyatt Allan

Kim Wyatt Allan

STATE OF OREGON

COUNTY OF Multnomah

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kim Wyatt Allan with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 8th of January, 2020.

Notary Public Judy Ann Evenhus

My Commission Expires: 05/01/2023

(SEAL)

OFFICIAL STAMP
JUDY ANN EVENHUS
NOTARY PUBLIC - OREGON
COMMISSION NO. 965765
MY COMMISSION EXPIRES MAY 01, 2023