Karen Johnson Davidson County
Batch# 342689 DEEDWARR
01/13/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20200113-0004648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JANUARY, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
File # 20-6685N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathaniel Phillips and Lindsley Phillips	Send to New	135-16-0A-119.00-CO
1036 Flintlock Ct	Owner	
Nashville, TN 37217		

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,

MOHAMED ISSACK HASSAN, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSLEY WALKER AND NATHANIEL PHILLIPS JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 19 on the Plan of Subdivision for Tracts 8,9 and 10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia Denzil Simpson and Ginna York Hampton, Tenants in common with right of survivorship by Warranty deed from Robert Y. Finely and wife, Elizabeth B. Finley of record in Instrument No. 20110303-0017249 Register's Office for Davidson County, Tennessee, dated February 21, 2011 and recorded on March 03, 2011. (Value of consideration shown in aforementioned deed $115,000.00.)

Being the same property conveyed to Julia Denil Simpson by Quit Claim deed from Ginna York Hampton of record in Instrument No. 20170921-0096953 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on September 21, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mohamed Issack Hassan, a single person by Warranty deed from Julia Denzil Simpson, a single person of record in Instrument No. 20180109-0002971 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 09, 2018. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 1036 Flintlock Ct Nashville, Tennessee 37217. Property address provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1036 Flintlock Ct, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 10th day of January, 2020.

Mohamed Issack Hassan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MOHAMED ISSACK HASSAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of January, 2020.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

File #: 20-6685N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

