Karen Johnson Davidson County
Batch# 347758 DEEDWARR
01/23/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $666.37
20200123-0008506

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3163

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hassan Kareem 3001 Hamilton Church Road Unit 348 Nashville, TN 37013	U.S. Bank N.A., ISAOA/ATIMA 4801 Frederica Street Owensboro, KY 42301	163-04-0A-348.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Willie McKinney, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan Kareem

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:

Land in Davidson County, Tennessee, being Unit 348, Hamilton Crossings Townhomes, a Planned Unit Development, described in Instrument Number 20040212-0016945, as amended in Instrument Number 20050310-0026734, and as amended in Instrument No. 20060206-0014793, said Register's Office, of which reference is herein made for a more complete legal description.

Being the same property conveyed to Christopher Roberts, an unmarried man, and Jackie Fischer, an unmarried woman, as tenants in common with right of survivorship by Cash Deed for Tennessee deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20141110-0103617 Register's Office for Davidson County, Tennessee, dated November 04, 2014 and recorded on November 10, 2014. (Value of consideration shown in aforementioned deed $84,000.00.)

Being the same property conveyed to Willie J. McKinney, Jr, married man by Warranty deed from Christopher Roberts, an unmarried man and Jackie Fischer, an unmarried woman of record in Instrument No. 20180803-0076368 Register's Office for Davidson County, Tennessee, dated August 01, 2018 and recorded on August 03, 2018. (Value of consideration shown in aforementioned deed $166,000.00.) Being also known as 3001 Hamilton Church Road Unit 348 348 Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3001 Hamilton Church Road Unit 348, Nashville, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of January, 2020.

Willie McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willie McKinney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of January, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/19/23

True Copy Certification

I, **Jennifer Pennell**, 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.

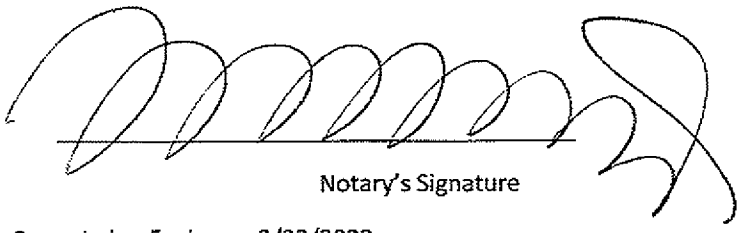


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

