WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Heflinger	Movement Mortgage LLC	08709009300
(NAME)	(NAME)	
6178 North New Hope Road	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 357003 **DEEDWARR**
02/12/2020 09:45:17 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20200212-0015989

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hasan Omer Akrem and wife Shirin M. Hasan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Heflinger, an unmarried man,** 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 Lot (s) 38, as shown on the map entitled Final Plat of New Hope Estates Phase Two, of record in Plat Book 9700, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hasan Omer Akrem, by deed of record in Instrument No. 20190207-0011779, Register's Office for Davidson County, Tennessee. The said Hasan Omer Akrem being one and the same as Akrem O. Hasan.

This conveyance is subject to any and all existing restrictions and easements of record.

Shirin M. Hasan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 6178 North New Hope Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 11th day of February, 2020.

Hasan Omer Akrem

Shirin M. Hasan

State of Tennessee
County of Davidson

Personally appeared before me Hasan Omer Akrem and Shirin M. Hasan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2020.

Notary Public
My Commission Expires:

File No.: 14471

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022