Karen Johnson Davidson County
Batch# 373717 DEEDWARR
03/17/2020 01:36:05 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20200317-0029558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,999.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2020.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 69,999.00 Affiant

MY COMMIS Subscribed and sworn before me this the 17 Day of March, 2020.
P. Graham, Deputy Register

Prepared by
M. Mohamed
2880 Commonwealth Dr #608
Spring Hill TN 37179

ADDRESS NEW OWNER (S) AS FOLLOWS:

(NAME)

Mariam Mohamed

(ADDRESS)

2880 Commonwealth Dr. Unit 904
Spring Hill TN, 37174

SEND TAX BILLS TO

SAME AS OWNER

(NAME)

(ADDRESS)

MAP/PARCEL NUMBER (S)

07500007401

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 consideration, the receipt of which is hereby acknowledged, SAEED D SAEED, hereinafter called the Grantor(s), has/have bargained and sold, and bytes presents do/does transfer and convey unto MARIAM MOHAMED, hereinafter called the Grantee(s), his/its/their heirs, successors and assigns, that retain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Map and Parcel No. 07500007401, in the Deed Book and page No. 00006113, 0000561. Said Lot 0 TULIP GROVE RD HERMITAGE 37076 is a vacant residential Lot being 0.55 acres which is on the west side of Tulip Grove rd and south of Chandler rd.

Being the same property conveyed to Four Star Realty Investment Co. by deed from Lucy E Morris of record in instrument No. 00006113-0000561 Register's Office for Davidson County, Tennessee, dated February 04, 1975. The property was sold in tax sale to Saeed D Saeed, of record in Final Decree Confirming Sale recorded at Instrument No. 20140825-0077467.

Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 136, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as : 0 TULIP GROVE RD HERMITAGE 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the saidGRANTEE(S) 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 convenient and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 3/16/2020.

~~Saeed D Saeed~~ P.O.A. For Saeed, Saeed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3-16-20.

Notary Public

My Commission Expires: _____
(SEAL)

JASON BLACKSTOCK
State of Tennessee Notary Public
Williamson County
My Comm. 07-15-2023

TAI