Karen Johnson Davidson County
Batch# 374345 DEEDWARR
03/18/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200318-0030008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

Y-BR-20-3141

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dil M. Darjee and Dhan B. Darjee	Pinnacle Bank	
(NAME)	(NAME)	**174-11-0A-396.00-CO**
3141 Skinner Drive	150 3rd Ave S #1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KHALAT MOHAMMED AND CHEMAN S. MOHAMMED, HUSBAND AND WIFE AND SALIH MOHAMMED, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIL M. DARJEE AND DHAN B. DARJEE, JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 343 on the Plan of Final Plat of Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two of record in Plat at Instrument No. 20060531-0063598, 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 Khalat Mohammed and Cheman S. Mohammed, husband and wife and Salih Mohammed, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070710-0082140 Register's Office for Davidson County, Tennessee, dated July 05, 2007 and recorded on July 10, 2007.

Subject property was never Salih Mohammed primary or marital residence.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20060531-0063598, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103 and amended at Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.
• By-Laws of Cane Ridge Farms Homeowners Association of record at Instrument No. 20000905-0087103 (Exhibit "B"), in the aforesaid Register's Office.
• Conveyance of Open Space to Cane Ridge Farms Homeowners Association of record at Instrument No. 20010815-0088361, in the aforesaid Register's Office.
• Subdivision restrictions, building lines and easements of record in Instrument No. 20060531-0063598 and Instrument No2 0060216-0018813, in the Register's Office of Davidson County, Tennessee.
• Charter of Cane Ridge Farms Homeowner's Association, Inc. of record at Instrument No. 20010816-008852 and amended at Instrument No. 20010815-0088360, in the aforesaid Register's Office.
• Grant of Transmission Line Easement of record in Book 4420, Page 36 and Book 4428, Page 565, in the aforesaid Register's Office.
• Right of Way of record in Book 4420, Page 36 and Book 4428, Page 565, in the aforesaid Register's Office.
• Agreement for Dedication of Easement of record in Book 5078, Page 476, in the aforesaid Register's Office.
• Telephone Easement of record at Instrument No. 20020123-0009340, in the aforesaid Register's Office.
• Right of Way Easement of record at Instrument No. 20060607-0067535, in the aforesaid Register's Office.
• Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20060112-0004819 and amended at Instrument No. 20101228-0102708, in the aforesaid Register's Office.
• By-Laws of Cane Ridge Farms Homeowners Association of record at Instrument No. 20060112-0004819,

in the aforesaid Register's Office.
- Quit Claim Transfer and Assignment of Declarant's Rights of record at Instrument No. 20150209-0011682, in the aforesaid Register's Office.
- Cane Ridge Farms Homeowners Association, Inc., Rules Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the 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: **3141 Skinner Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(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 covenant 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 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 13th DAY OF MARCH, 2020.

Khalat Mohammed

Cheman S. Mohammed

Salih Mohammed by Cheman S. Mohammed, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHALAT MOHAMMED, the within named bargainor, 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 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHEMAN S. MOHAMMED, the within named bargainor, 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 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHEMAN S. MOHAMMED, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SALIH MOHAMMED, and who acknowledged he/she/they executed the same as the free act and deed of the said SALIH MOHAMMED.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY