Karen Johnson Davidson County
Batch# 429303 DEEDWARR
07/01/2020 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20200701-0071216

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Abdirahman Omar 409 north 8th St. Apt 5 Nashville TN 37206	Abdirahman Omar 409 North 8th St Apt 5 Nashville TN 37206	149-09-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lonnie O. Siebe, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abdirahman Omar,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Debra Heights, Section Three of record in Plat Book 4175, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being a portion of the same property conveyed to Lonnie O. Siebe, a married man by Warranty Deed from John Robert Sneed, husband and wife Cristina T. Sneed of record in Instrument No. 20050630-0075470 Register's Office for Davidson County, Tennessee, dated June 22, 2005 and recorded on June 30, 2005. (Value of consideration shown in aforementioned deed $110,000.00.)

This is improved property commonly known as: 745 Richards Road Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020.

Meghan Siebe, spouse of Lonnie O. Siebe, joins n the conveyance to convey any interest she may have in the property, marital or otherwise.

_____ (SEAL)
Lonnie O. Siebe

_____ (SEAL)
Meghan Siebe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2020, before me personally appeared Lonnie Siebe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2020.

_____
Notary Signature
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
26th day of June, 2020.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-174

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Anderson
Notary's Signature

My Commission Expires: July 3rd, 2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

