Karen Johnson Davidson County
Batch# 439263 DEEDWARR
07/16/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200716-0078450

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

**THIS INSTRUMENT WAS PREPARED BY**
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061230

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Abdi Mahdi | Send to new owner | |
| (NAME) | (NAME) | |
| 4221 Generosity Way | | 134-09-0B-045.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OMAR SINJO AND WIFE, NAFLA MOHAMED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDI MAHDI, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, 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 No. 136 on the Plan of Phase 1, Section 3, Providence Park (R10 Cluster Lot Subdivision) of record in Plat at Instrument No. 20040907-0107496, 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 Omar Sinjo and wife, Nafla Mohamed by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20050513-0054555 Register's Office for Davidson County, Tennessee, dated May 12, 2005 and recorded on May 13, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4221 Generosity Way, Nashville, TN 37211
(House No.) (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 hand(s) this the 15th day of July, 2020

Omar Sinjo

Nafla Mohamed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of July, 2020, before me personally appeared Omar Sinjo and wife, Nafla Mohamed, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Milissa Loew**

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Shelly M. Walling**

My Commission Expires:

