Karen Johnson Davidson County
Batch# 440142 DEEDWARR
07/17/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200717-0078968

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lauren Reynolds, Hollingshead & Associates, PLLC, 7000 Executive Center, Suite 125, Brentwood, TN 37027

File No.: 20-085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Saif Kassim	US Bank	150-05-0-004.00
(NAME)	(NAME)	
2900 Kinwood Drive	2300 Wall St. Ste A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARQUES HARDING,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAIF KASSIM, 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:

** unmarried

LAND in Davidson County, Tennessee, being Lot No. 96, on the Plan of Forst View Park, Section I, of record in Plat Book 3700, Page 109, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Marques Harding, unmarried, by Warranty Deed from James E. Williams and wife, Christine D. Williams, dated May 18, 2005, recorded on May 23, 2005, of record in Inst. No. 20050523-0057484, Regstier's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2900 Kinwood Drive, Antioch, TN 37013
(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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

All matters as set forth per Plat Book 3700, Page 109 & 110, Register's office for Davidson County, Tennessee.

Subdivision Restrictions of record in Book 4115, Page 674, Register's office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7291, Page 892, Register's office for Davidson County, Tennessee.

Overhang easement of record in Book 3700, Pge 109, Register's office for Davidson County, Tennessee.

Witness our hands this 18th day of June, 2020.

Marques Harding
Marques Harding

STATE OF Tennessee
COUNTY OF Williamson

On this 18th day of June, 2020, before me personally appeared Marques Harding to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18th day of June, 2020.

Commission Expires: 2/19/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

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

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/21