Karen Johnson Davidson County
Batch# 442709 DEEDWARR
07/23/2020 10:06:54 AM 2 pgs
Fees: $13.00 Taxes: $606.80
20200723-0081036

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is great this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2020.

Notary Public
My commission expires: 6-7-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Zindan Hussein	New Owner	162-03-0-407.00
4870 Lynn Drive		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Esther S. McClanahan, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zindan Hussein, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210, Haywood Hills, Section Five, of record in Book 4675, pages 143 and 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed Thomas E. McClanahan and Ester McClanahan by Warranty Deed from Jerry R. Thurman, a single person, dated March 10, 1986 of record in Book 6807, page 712, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan by Quitclaim Deed from Ester McClanahan dated April 28, 1988 of record in Book 7531, page 645, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and Esther McClanahan by Quitclaim Deed from Thomas E. McClanahan dated June 30, 1988 of record in Book 7594, page 833, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and wife, Arminta McClanahan by Quitclaim Deed from Thomas E. McClanahan and Esther McClanahan dated May 31, 1990 of record in Book 8127, page 85, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and Esther McClanahan by Quitclaim Deed from Thomas E. McClanahan and wife, Arminta McClanahan dated March 6, 2002 of record as Instrument No. 20020405-0042046, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Esther S. McClanahan by Quitclaim Deed from Thomas E. McClanahan and Esther S. McClanahan dated March 6, 2002 of record as Instrument No. 20020405-0042044, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Esther E. McClanahan, an unmarried woman, by Quitclaim Deed from Thomas E. McClanahan, a married man, dated July 17, 2020 of record as Instrument No. 20200723-0081035, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Esther E. McClanahan, an unmarried woman, by Quitclaim Deed from Arminta McClanahan, a married woman, dated July 20, 2020 of record as Instrument No. 20200723-0081034 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may

affect the premises.

This property is improved property known as 4994 Karen Ray Dr, Antioch, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right tc convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 22nd day of July, 2020.

Esther S. McClanahan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Esther S. McClanahan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of July, 2020.

Jacqueline G Brown
Notary Public

My Commission expires: 3-8-22

FILE NO: 2020076728

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY