WARRANTY DEED

Karen Johnson Davidson County
Batch# 447471 DEEDWARR
07/30/2020 03:38:30 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20200730-0084323

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1895LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bahiya Hussni Ghazi, Mizgin Kerim and Yakup Kerim Abdullah	**SWBC**	
610 Truxton Drive	**9311 San Pedro Ave, Ste. 100**	**096 11 0 124.00**
Nashville, TN 37214	**San Antonio TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VALERIE C. COPPINGER AND JONATHAN DELABY*, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAHIYA HUSSNI GHAZI AND MIZGIN KERIM, WIFE AND HUSBAND
AND YAKUP KERIM ABDULLAH, A MARRIED MAN, TENANTS IN COMMON

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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Valerie C. Coppinger, an unmarried woman* by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly Authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), of record in Instrument No. 20091102-0100730, in the Register's Office of Davidson County, Tennessee dated September 29, 2009, and recorded on November 2, 2009.

* Jonathan Delaby spouse of the Grantor, joins in the execution of this instrument for the pupose of conveying any and all interests in the subject property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from CitiMortgage, Inc., of record in Instrument No. 20090616-0056047, in the Register's Office of Davidson County, Tennessee dated June 11, 2009, and recorded on June 16, 2009.

Being the same property conveyed to Daniel C. Cantrell, unmarried by Warranty Deed from John L. Williams, unmarried of record in Instrument No. 20030902-0126819, in the Register's Office of Davidson County, Tennessee dated August 28, 2003, and recorded on September 02, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Bend Section 1, as recorded in Plat Book 3300, Page(s) 38.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3341, Page 265.

This is improved property known as 610 Truxton Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 30th day of July, 2020.

Valerie C. Coppinger

Jonathan Delaby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VALERIE C. COPPINGER AND JONATHAN DELABY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 30th day of July, 2020.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Certificate of Authenticity

I, Jim R. Vanderpool, 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 registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

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

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202007300084323