Karen Johnson Davidson County
Batch# 462114 DEEDWARR
08/24/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200824-0095054

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2020

Notary Public

My commission expires:

LAURIE DAWE WOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ahmed Hussein **Nadia Ahmed**	SWBC	**175060A02900CO**
5059 Preserve Boulevard	9311 San Pedro #100	
Antioch, TN 37013	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 ACKNOWLEDGE, WE,

BJ Keomyxay, an unmarried man and Pamela Keomyxay, an unmarried woman

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

Ahmed Hussein and Nadia Ahmed, husband and wife

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. 29 (Twenty Nine) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BJ Keomyxay, an unmarried man, and Pamela Keomyxay, an unmarried woman, by Warranty Deed from Laura M. Earps F.K.A. Laura M. Gusick and husband, Ryan Earps and Larry A. Davis and wife, Pamela Davis, dated July 10, 2014, of record in Instrument No. 20140722-0064971, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20060824-0104545, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Declaration of Covenants, Restrictions and Conditions of record in Instrument No. 20060824-0104548 and Instrument No. 20061208-0152023, said Register's Office.

Easements of record in Instrument No. 20061013-0127087, Book 4542, page 131, Book 3616, page 453, Book 3570, page 13, Book 3571, page 599, Book 4453, page 154, Book 4425, page 582, Book 2346,page 378, Instrument No. 20061013-0127208, said Register's Office.

Declaration of Taking of record in Book 11335, page 609 and Instrument No. 20021017-0127752, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, said Register's Office.

HOA Charter of record in Instrument NO. 20060824-0104548, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5059 Preserve Boulevard, 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 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 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.

By Keomyxay
By: Kongsy Lin Keomyxay
Attorney in Fact _____ Date: 8/17/2020
BJ Keomyxay
By: Kongsy Lin Keomyxay
Attorney in Fact

Pamela Keomyxay
By: Kongsy Lin Keomyxay Attorney-in-fact Date: 8/18/2020
Pamela Keomyxay
By: Kongsy Lin Keomyxay
Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KONGSY LIN KEOMYXAY with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of BJ KEOMYXAY and PAMELA KEOMYXAY , and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202008240095052 202008240095053

Witness my hand, at office, this 18th day of August 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY