Karen Johnson Davidson County
Batch# 488608 DEEDWARR
10/02/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20201002-0114384

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $316,000.00.

Jennifer B Russell
Affiant

Subscribed and sworn before me this the 29th day of ~~September~~ October, 2020.

Notary Public
My commission expires:
OCT 20 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address of New Owner:
Juma Shaibu
420 Jenny Ruth Pt
Antioch, TN 37013

Send Tax Bill to:
New Owner

Tax Information:
150-15-0B 030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER LOVELL AND CHRISTOPHER LOVELL, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AGNES GERALD AND JUMA SHAIBU, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Edison Park (formerly Painter) Cluster Lot Subdivision, of record in Plat at Instrument No. 20060726-0090090, 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 Jennifer Lovell and Christopher Lovell, wife and husband, by Quitclaim Deed from Carol Lovell, a married woman, dated 11/05/2019, of record in Instrument No. 20191105-0114414, Register's Office for said County.

Also being the same property conveyed to Jennifer Lovell and Christopher Lovell, wife and husband, and Carol Lovell, a married woman, by Warranty Deed from Ahmed Himeidi and wife, Maria Himeidi, dated 09/04/2012, of record in Instrument No. 20120911-0082246, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Jenny Ruth Pt, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 29th day of September, 2020.

Jennifer Lovell

Christopher Lovell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Lovell and Christopher Lovell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2020.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

