WARRANTY DEED

Karen Johnson Davidson County
Batch# 489586 **DEEDWARR**
10/05/2020 02:50:15 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20201005-0115157

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$289,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 28, 2020

Notary Public

MY COMMISSION EXPIRES :

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Yassin Farah and Malyun Hashi**			**SEND TAX BILLS TO: Yassin Farah and Malyun Hashi**			**MAP-PARCEL NUMBERS**
(NAME) 1044 Blue Mountain Lane			(NAME) 1044 Blue Mountain Lane			135-14-0A-206.00
(ADDRESS) Antioch	TN	37013	(ADDRESS) Antioch, TN		37013	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carmela Pearson, unmarried and Mary Smotherman, unmarried

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

Yassin Farah and Malyun Abdi Hashi, 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. 206, on the plan of Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250. Page 842, as amended in Book 10890, page 215 and Book 11114, page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Carmela Pearson and Mary Smotherman by deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20120402-0027668, dated 3/27/2012, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1044 Blue Mountain Lane, Antioch, TN 37013**
(House Number) (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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 8250, PAGE 842 and subsequent amendments, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-ROG-20-1044

Witness my/our hand(s) this **28th day of September, 2020.**

Carmela Pearson

Mary Smotherman

STATE OF Tennessee

COUNTY OF Davidson

On this 28th day of September, 2020, before me personally appeared Carmela Pearson and Mary Smotherman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Carmela Pearson and Mary Smotherman.

Witness my hand at office on **28th day of September, 2020.**

Notary Public. My Commission Expires: 01.08.2024

