Karen Johnson Davidson County
Batch# 534980 DEEDWARR
12/16/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201216-0148191

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 3/17/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Schaale Andrea Schaale	NEW OWNER	181030a18200co
(NAME)	(NAME)	
7209 Santeelah Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Araz Abdullah and Hojin Ibrahim, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Schaale and Andrea Schaale, 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. 182 on the Plan of Section Three, Indian Creek Estates, as of record in Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Araz Abdullah and Hojin Ibrahim, husband and wife,, by deed of record in Instrument No. 20161117-0121445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7209 Santeelah Way, 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.

Witness my/our hands this 9th day of December, 2020.

Araz Abdullah

Hojin Ibrahim

State of Tennessee
County of Davidson

Personally appeared before me Araz Abdullah and Hojin Ibrahim, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

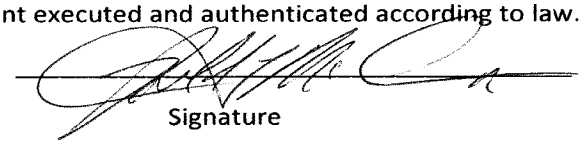
WITNESS my hand and seal this 9th day of December, 2020.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

True Copy Certification

I, Russell J. McCann, 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.

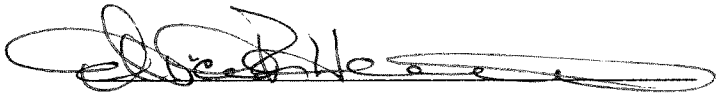


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021