Karen Johnson Davidson County
Batch# 539926 DEEDWARR
12/22/2020 09:57:19 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20201222-0151896

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Ricky C. Weatherby and wife, Tina Weatherby ,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Nawas Hussein** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 817 Caldwell Hall Subdivision, Section XIII, as shown on plat of record in Plat Book 3300, Page 66, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Ricky C. Weatherby and wife, Tina Weatherby and Maggie Irene Weatherby by deed dated October 29, 1998 of record in Book 11187, Page 392, Register's Office of Davidson County, Tennessee. The said Maggie Irene Weatherby being deceased as of June 9, 1999, leaving Ricky C. Weatherby and Tina Weatherby as the sole surviving tenants.

Map & Parcel: 132-16-0-40

Property Address: 423 Lynn Court, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever..

IN WITNESS WHEREOF, this conveyance has been executed on the 18 day of **December, 2020**.

Ricky C. Weatherby

Ricky C. Weatherby

Tina Weatherby

Tina Weatherby

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned, Ricky C. Weatherby and Tina Weatherby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of **December, 2020**.

My commission expires:
5/23/22

Notary Public:

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$305,000.00**

Affiant

Subscribed and sworn to before me, this 18 day of **December, 2020**.

My commission expires:
2/28/2022

Notary Public:

NEW PROPERTY OWNERS:

Nawas Hussein

423 Lynn Court
Nashville, Tennessee 37211

PERSON(S) RESPONSIBLE FOR TAXES:

Same