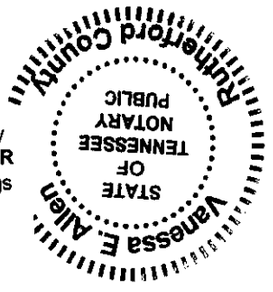
WARRANTY DEED



Karen Johnson
Batch# 541930
12/23/2020 11:55:39 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs



20201223-0152957

State of Tennessee
County of ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Tammy K Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2020

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/22/22

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rahma Mohamed	Quicken Loans	135120B03500CO
(NAME)	(NAME)	
2090 Nashboro Blvd.	P.O. Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Carol Stream, IL, 60197	
(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, **Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rahma Mohamed, a single woman,** 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:

Being Lot No. 35 on the Plan of Nashboro Village (Fairway Pointe), Tract 7, of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016 by deed dated October 28, 2016 from Donna M. Dudek of record in Instrument No. 20161102-0116005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2090 Nashboro Blvd., Nashville, TN 37217
(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 22nd day of December, 2020.

Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016

By: _____, Trustee
Donna M. Dudek, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donna M. Dudek with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 22nd day of December, 2020.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Mohamed

