THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232196

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 555979 **DEEDWARR**
01/19/2021 11:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,447.36

20210119-0007729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $391,177.77.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2021.

Notary Public
My Commission Expires: 8-4-2024

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ibrahim Sinjo and Vaman Muhamed Hassan 3048 Barnes Bend Drive Nashville TN 37013	FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 173 10 0A 022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Ruth Strange, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ibrahim Sinjo and Vaman Muhamed Hassan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase One, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Instrument No. 20050802-0090369, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice Ruth Strange, unmarried, by Warranty Deed from In S. Hong and wife, Gi Y. Kim, of record in Instrument No. 20130516-0049293, in the Register's Office of Davidson County, Tennessee, dated May 03, 2013 and recorded on May 16, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Barnes Bend Estates, as recorded in Instrument No. 20050802-0090369.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050524-0058309.

Easement for Right of Way, recorded in Book 5215, Page 482.

Easement for Ingress and Egress, recorded in Book 5385, Page 986.

Easement for Right of First Refusal, recorded in Book 6515, Page 495.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100850; Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469 and Instrument No. 20040907-0107464.

This is improved property located at 3048 Barnes Bend Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2021.

Alice Ruth Strange

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alice Ruth Strange, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022