Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0294

Karen Johnson Davidson County
Batch# 560745 **DEEDWARR**
01/26/2021 10:00:52 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210126-0011213

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heydar Abdullatif 360 Melpar Drive Nashville, TN 37211	the HOME loan expert 11600 S. Brentwood Blvd, Ste 700 Saint Louis, MO 63144	148-13-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hager N. Ibrahim, married and Sipel Ibrahim, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heydar Abdullatif, a married 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:

LAND in Davidson County, Tennessee, being Lot No. 375 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 375 fronts 98 feet on the north side of Melpar Drive and runs back between lines, 192 feet on the West line and 192.4 feet on the east line to a dead line in the rear which it measures 98 feet.

BEING the same property conveyed to Hager N. Ibrahim, married, and Sipel Ibrahim, married, by Warranty Deed from Nijyar Abdullatif, unmarried and Heydar Abdullatif and husband, Nesuan Naif Chalky f/k/a Nesuan Ibrahim, dated 10/15/2009 and recorded 10/20/2009 in Instrument No. 20091020-0096779, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the grantors' spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 360 Melpar Drive Nashville, TN 37211.

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Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of January, 2021.

Hager N. Ibrahim

Sipel Ibrahim

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hager N. Ibrahim and Sipel Ibrahim** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of January, 2021.

Notary Public
My Commission Expires: 6-20-2021

(Notary Seal)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY