Karen Johnson Davidson County
Batch# 562617 DEEDWARR
01/27/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210127-0012232

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

LAURIE DAWN WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMED ALSADI	CMG Mortgage	**162-03-0-011.00**
(NAME) **5036 OLIVIA DRIVE**	(NAME) 3160 Crow Canyon Rd # 400	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAN DUANE FAIRBANKS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMED ALSADI,** a married man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 19 on the Plan of Colewood Acres Subdivision, of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank L. Fairbanks and Dan D. Fairbanks as joint tenants with right of survivorship from Sandra Davis, by deed dated April 28, 1997, of record in Book 10433, Page 61, said Register's Office. Being further conveyed to Frank L. Fairbanks from Dan D. Fairbanks, by Quitclaim Deed dated January 20, 2000, of record in Instrument No. 20000216-0015488, said Register's Office. Being further conveyed to Frank L. Fairbanks, a widow, and Dan D. Fairbanks, as joint tenants with right of survivorship, from Frank L. Fairbanks, a widow , by Quitclaim deed dated November 15, 2013, of record in Instrument No. 20131118-0118680, said Register's Office. Being further conveyed to Dan Duane Fairbanks, an unmarried man, from Frank L. Fairbanks, a widow, and Dan D. Fairbanks, as joint tenants with right of survivorship, by Quitclaim Deed dated October 27, 2016, of record in Instrument No. 20161028-0113804, said Register's Office.

Carissa Cosley joins in this conveyance to convey any right, title, and interest she may have in said property, whether marital or otherwise.

This conveyance is subject to matters shown on the Plan of record in Book 3700, page 59; Restrictions of record in Book 4003, Page 11; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5036 OLIVIA DRIVE, 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 our hands this 25th day of January, 2021.

X _____
DAN DUANE FAIRBANKS

X _____
CARISSA COSLEY

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Duane Fairbanks,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of January, 2021.

My commission expires: 05-22-2022

_____
Notary Public

INNA SLOBODCHIKOVA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-22-2022

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carissa Cosley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of January, 2021.

My commission expires: 05-22-2022

_____
Notary Public

INNA SLOBODCHIKOVA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-22-2022

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

