WARRANTY DEED
File No.: 2021-0037

Karen Johnson Davidson County
Batch# 578881 **DEEDWARR**
02/25/2021 12:34:05 PM 2 pgs
Fees: $13.00 Taxes: $1,879.60

20210225-0024025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shivan Tahir Galnasky	new owner	172 14 A 38.00
1008 Huntmaster Cir		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Abdalla G. Mohammed and wife, Sakina E. Eltom** has this day bargained and sold and does hereby transfer and convey unto, **Shivan Tahir Galnasky, a married man** their heirs and assigns, forever, that 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. 133, on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Book 9700, pages 308 and 309, 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 Abdalla G. Mohammed and wife, Sakina E. Eltom by Warranty Deed Vann M. Bolton and wife, Joyce Bolton of record in Instrument No. 20010717-0075655, Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 17, 2001.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: **1008 Huntmaster Cir, Nashville, TN 37211**

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..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
SB EXP 201608

Witness our hands this 19th day of February, 2021.

Abdalla G. Mohammed by Sakina E. Eltom - Attorney in Fact

Abdalla G. Mohammed By Sakina Eltom as Attorney in Fact

Sakina E. Eltom

Sakina E. Eltom

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Sakina E. Eltom personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of February, 2021.

Notary Public

My Commission ~~Expires~~: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 19th of February, 2021, before me personally appeared Sakina Eltom for Abdalla G Mohammed to me know to be the person(s) described in and who executed the foregoing instrument, and acknowledged, that he/she executed the same as his/her free act and deed. See recorded Power of Attorney of record in Instrument Number 20160822-0087463, in the Register's Office for Davidson County, Tennessee.

My Commission Expires: 12/18/2021

Notary Public

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054