WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deany L. Delaney Anthony F. Delaney	NEW OWNER	16110002800
(NAME)	(NAME)	
629 Huntington Pkwy.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 592530 **DEEDWARR**
03/16/2021 10:27:58 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20210316-0034549

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, I, **Vejin A. Mohammed Homid and Abdullah Abdullah, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony F. Delaney and Deany L. Delaney, husband and wife,** 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. 89 on the Plan of Section One Huntington Park, of record in in Book 4175, Page 10, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vejin A. Mohammed Homid, by deed of record in Instrument No. 20120723-0064296 Register's Office for Davidson County, Tennessee.

Abdullah Abdullah joins in this conveyance. with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Abdullah Abdullah by Vejin A. Mohammed Homid, as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20210316-0034548 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 629 Huntington Pkwy., Nashville, TN 37211

(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 12th day of March, 2021.

Vejin A. Mohammed Homid

Abdullah Abdullah by his attorney in Fact

Abdullah Abdullah
By: Vejin A. Mohammed Homid, his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Vejin A. Mohammed Homid, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of March, 2021.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson
Before me personally appeared Vejin A. Mohammed Homid, the person who executed the foregoing instrument on behalf of Abdullah Abdullah and who acknowledged that he executed the same as the free act and deed of the said Abdullah Abdullah , through Power of Attorney granted him by the said Abdullah Abdullah.

WITNESS my hand and seal this 12th day of March, 2021.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

File No.: 15433