Karen Johnson Davidson County
Batch# 644787 DEEDWARR
05/26/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210526-0071328

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 21-12225C

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kovan Waysi Abubakir and Richard Erle Burks (NAME)	Pinnacle Bank (NAME)	034-01-0-045
812 Meadowlark Ln. ~~1365 Neptune Road~~ (STREET ADDRESS)	150 3rd Avenue South, Ste. 900 (STREET ADDRESS)	
Goodlettsville, TN 37072 ~~Ashland City, TN 37015~~ (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Collin Thomas and Sheryl Thomas, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kovan Abubakir, an unmarried man and Richard Erle Burks, an unmarried man, each having an undivided 50% interest, as tenants in common,** 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. 55 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for said County, described as follows:

Said Lot No. 55 fronts 190 feet on the southeasterly side of Meadow Lark Lane and runs back 206 feet on the northeasterly line and 193.6 feet on the southwesterly line to a dead line, measuring 193.8 feet thereon.

Being the same property conveyed to Collin Thomas and Sheryl Thomas, from Helen Logvinov individually and Helen Logvinov, Trustee or her successor in trust of the Helen Logvinov Revocable Living Trust and any amendments thereto u/a/d February 6, 2006, in Instrument No. 20160921-0099707, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2447, page 325, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 812 Meadowlark Lane, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 24th day of May, 2021.

Collin Thomas

Sheryl Thomas

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 24th day of May, 2021, before me personally appeared Collin Thomas and Sheryl Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2021.

Notary Signature
My commission expires:

NOTARY PUBLIC
CASEY JACKMAN
Notary Public, State of Florida
Commission# GG 265088
My comm. expires Oct. 3, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

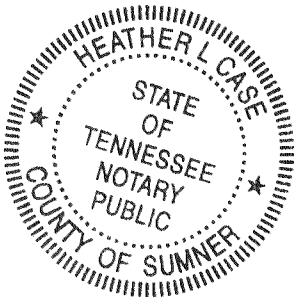
County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case

Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024