This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 215 Franklin Street, Clarksville, TN 37040, 931-647-3111.

MAIL TAX STATEMENTS TO:

Ebram Ibrahim

5615 Hickory Park Drive

Antioch, TN 37013

OWNER AND ADDRESS:

Ebram Ibrahim

5615 Hickory Park Drive

Antioch, TN 37013

Karen Johnson Davidson County
Batch# 656883 **DEEDWARR**
06/15/2021 11:28:35 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50

20210615-0080472

CHARLES A. YAWN, II, ET UX

TO: CASH WARRANTY DEED

EBRAM IBRAHIM

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **CHARLES A. YAWN, II, and wife, ALLISON H. YAWN,** as **GRANTORS,** and in this deed called the **"GRANTORS",** have this day bargained and sold and do transfer and convey unto **EBRAM IBRAHIM, an unmarried man,** as **GRANTEE** and in this deed called the **"GRANTEE",** in fee simple absolute, and to Grantee' heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 69 on the plan of RIVENDELL WOODS, PHASE I, SECTION III (Cluster), as shown by plat of record in Instrument Number 20080220-0016770, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

This is the same real estate conveyed to Grantors by deed of record in Instrument Number 20081202-0116900, in the Register's Office for Davidson County, Tennessee. The real estate is designated as Map and Parcel Number 174-01-OA-040.00-CO on the Maps of the Assessor of Property for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEE,** in fee simple absolute, and to Grantee's heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plat of record, the Declaration of Protective Covenants, Conditions and Restrictions and Homeowners Association By-Laws of record in Instrument Number 20070607-0068416 as amended in Instrument Number 20080722-0074876, the Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016 and Book 9487, Page 908, the Easement to Columbia Gulf Transmission Company of record in Book 4215, Page 632, the Stormwater Detention Agreement of record in Instrument Number 20031104-0161896 and in Instrument Number 20070430-0050843, the Ingress/Egress Easement to family cemetery and the TVA Easement as set out of record in Instrument Number 20040702-0079201, all in the Register's Office for Davidson County, Tennessee, **GRANTORS COVENANT** that Grantors are lawfully seized and possessed of said real estate; that Grantors have a good and lawful right to convey the same; that this real estate is unencumbered; and that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS WHEREOF, Grantors have hereunto affixed Grantors signatures on this the 1st day of June 2021.

CHARLES A. YAWN, II

ALLISON H. YAWN

STATE OF TENNESSEE

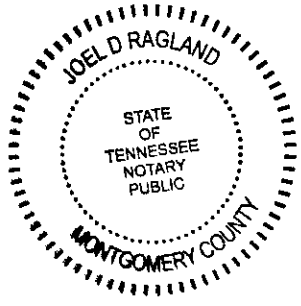
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CHARLES A. YAWN, II and wife, ALLISON H. YAWN,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 1st day of June 2021.

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022



STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$305,000.00.**

Sworn to and Subscribed to before me on this the 1st day of June 2021.

Affiant

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022

