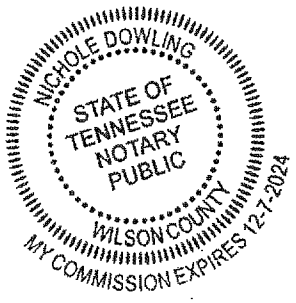
Karen Johnson Davidson County
Batch# 667234 DEEDWARR
06/29/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210629-0087952

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 12.7.2024

(AFFIX SEAL)

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
Mekael Abdula Sibar Abdula	New Owner at	16205027700
(NAME)	(NAME)	
283 Delvin Dr.	Property Address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Azad H. Ahmed and Basna Ahmed, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mekael Abdula and Sibar Abdula,** 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:

Lot Number 29 on the Plan o f Tusculum of Gardens, of record in Book 4660, Page 35, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Azad H. Ahmed, by deed of record in Instrument No. 20090326-0027135, Register's Office for Davidson County, Tennessee.

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

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

unimproved ☐

This is improved ☑ property, known as 283 Delvin Dr., 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 my/our hands this 25th day of June, 2021.

Azad H. Ahmed

Basna Ahmed

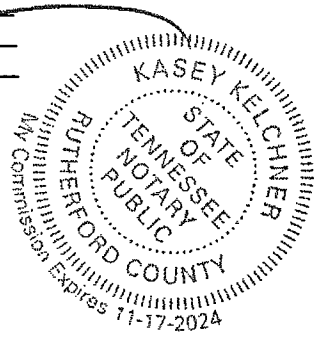
State of Tennessee
County of Davidson

Personally appeared before me Azad H. Ahmed and Basna Ahmed, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2021.

Notary Public _____
My Commission Expires: _____

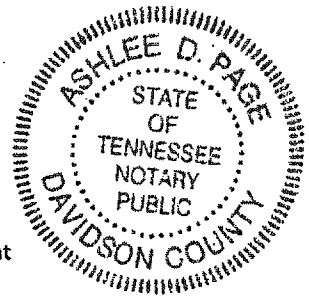
File No.: 15712



Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022