WARRANTY DEED

Karen Johnson Davidson County
Batch# 670889 DEEDWARR
07/02/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20210702-0090336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day June 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jemal Ibrahim	Devon Bank	183-05-0-A-372.00CO
(NAME)	(NAME)	
7128 Smokey Hill Road	6445 N Western Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60645	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Devon Bank**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jemal Ibrahim and Munteha M. Abda, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 201, on the plan of PHASE 3, SECTION 10, OCTOBER WOODS, of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Devon Bank by Deed from Chang Jin Han of record in Instrument _202107020090335_, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per plat of record in Instrument 200401140005885, Declaration of Covenants, Conditions and Restrictions of record in Book 9840, Page 276, as amended of record in Instrument 200401210008040, By-Laws of record in Book 9840, Page 267, Charter of October Woods Homeowners Association of record in Book 9840, Page 259, Quitclaim Deed to the Homeowner's Association of record in Instrument 200712210146548, said Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all 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.

unimproved ☐

This is improved ☒ 7128 Smokey Hill Road, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th Day June 2021.

Devon Bank

By: _____

State of IL
County of Cook

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nazir Gurukambe with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her oath acknowledged himself/herself to be the SVP of Devon Bank the within named bargainer, a corporation, and that, he/she as such SVP, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of Devon Bank by himself/herself as such SVP.

Witness my hand and Official seal this 29th day June 2021.

Notary Public: _____
My Commission Expires: May 16 2022

"OFFICIAL SEAL"
MARTHA ROMANO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/16/2022

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

Affiant Signature

June 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of June, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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