Karen Johnson Davidson County
Batch# 677683 DEEDWARR
07/15/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20210715-0095408

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Nichole Dowlen
Affiant

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2021.

Angela G. Batson
Notary Public
MY COMMISSION EXPIRES: 9-7-21
File No. G21-12994

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alvin M. Calvin, Jr. (NAME)	New owner (NAME)	173-01-0-26900
526 Maxine Drive (STREET ADDRESS)	at property (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	address (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, **Oday Abdullah, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin M. Calvin, Jr., an unmarried man,** 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. Lot No. 13-B on the plan of Zone Lot Division, Lots 12, 13, 15 & 16, Section IV, Monte Carlo, as of record in Book 5800, page 242, as amended in Book 6250, page 577, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Oday Abdullah, unmarried by Deed dated September 29, 2017, recorded October 4, 2017, in Instrument Number 20171004-0101976, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

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 526 Maxine Drive, Antioch, TN 37013.

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 13th day of July, 2021.

Oday Abdullah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2021, before me personally appeared Oday Abdullah, 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 13th day of July, 2021.

Notary Signature
My commission expires: 6/7/25

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Holly A Mason, 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 7/13/2021.

Date

Holly A Mason

Affiant Signature

7/13/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2021.

Angela G. Batson

Notary's Signature

My Commission Expires: 9-7-21

Date

Notary's Seal (if on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021