#15760

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

* Ali Yasin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dejin Numan Ali Yasin	Ameris Bank	172130b14400co
(NAME)	(NAME)	
205 Woodfield Cove	1800 Parkway Place Ste. 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 688201 **DEEDWARR**
08/02/2021 09:21:15 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210802-0103289

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, **Sharolette Hensley, unmarried and Roxanne Hensley, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dejin Numan and Ali Yasin, wife and husband,** 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. 365 on he plan of Section Eight, Bradford Hills, of record in Plat Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharolette Hensley, a single woman, and Roxanne Hensley, a single woman, as tenants-in-common with rights of survivorship, by deed of record in Instrument No. 20190417-0035224, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 205 Woodfield Cove, Nashville, TN 37211
(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 29th day of July 2021.

Sharolette Hensley

Roxanne Hensley

State of California
County of Los Angeles

Personally appeared before me Sharolette Hensley and Roxanne Hensley, 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 29th day of July, 2021.

Notary Public
My Commission Expires: 9-16-2023

JUANA RENTERIA
COMM.# 2302390
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. SEPT. 16, 2023

File No.: 15760