Karen Johnson Davidson County
Batch# 692611 DEEDWARR
08/06/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20210806-0106493

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 20 21 .

Notary Public
COMMISSION EXPIRES: 7/4/2025

Karen Johnson Davidson County
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ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-4-2025

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abokir Ishak	Abokir Ishak new owner	164-08-0C-131-00
(NAME)	(NAME)	
532 Shoreline Lane	532 Shoreline Ln	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Trimetris L. Howard-Key,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abokir Ishak,** an unmarried man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 89, on the plan of Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303; Certificate of Correction of record in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Trimetris L. Howard-Key, as by Deed from Keith W. Key, as, dated 08/15/2018 and recorded 08/24/2018 in Instrument Number 20180824-0084203 in the Register's Office for Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 532 Shoreline Lane (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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. successors 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, successors 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 our hands this 30th day of July, 2021.

Trimetris L. Howard-Key

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Trimetris L. Howard-Key, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2021.

Mary Gail Porter

~~S. Nixon Pressley~~ Gail Porter

Commission Expires: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 30th day of July, 2021.

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

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

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-04-2021 (date of document).

Affiant Signature

08-05-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024