WHEN RECORDED RETURN TO:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File No. 8-12936-LV

Karen Johnson Davidson County
Batch# 692768 DEEDWARR
08/09/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20210809-0106706

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00.

Affiant

Subscribed and sworn to me on 08/02/21.

NOTARY PUBLIC

My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Naima Khawaja Salman Ellahi Khawaja 469 Hickory Glade Dr Antioch, TN 37013	Bank of Tennessee P.O. B 4980 Johnson City, TN 37602	162 01 0C 104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lori Ann Shewmake and Michael Dale Shewmake, wife and husband, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Naima Khawaja, unmarried and Salman Ellahi Khawaja, unmarried, as joint tenants with right of survivorship, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 104 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Lori Ann Shewmake and Michael Dale Shewmake, wife and husband, by Warranty Deed from Jennifer M. Wargolet, an unmarried woman, dated November 19, 2020 and recorded on December 8, 2020 in Instrument No. 20201208-0142245, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 469 Hickory Glade Dr, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 08/02/21.

Lori Ann Shewmake

Michael Dale Shewmake
By: Brenda Lewis, attorney-in-fact

Michael Dale Shewmake
By: Brenda Lewis, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/02/21, before me personally appeared Lori Ann Shewmake, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/02/21.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Lewis, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Michael Dale Shewmake and is authorized by Michael Dale Shewmake to execute this instrument on behalf of Michael Dale Shewmake.

Witness my hand and official seal on 08/02/21.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, Jake Moore, do hereby make oath that I am 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 August 2, 2021.

Affiant Signature

August 2, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY