Karen Johnson Davidson County
Batch# 701593 DEEDWARR
08/20/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210820-0112808

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abdul Seidqi	Abdul Seidqi	Parcel ID: 149 05 0 110.00
(NAME) 4900 Barclay Square Drive	(NAME) 107 Stream Valley Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Esther S. McClanahan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abdul Seidqi, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State o f Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 189, Section One, Terragon Trails, of record in Book 4860, Page 61 and as amended in Book 5066, Page 836 and Book 5126, Page 996, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Esther S. McClanahan, by Quitclaim Deed from Thomas E. McClanahan and Esther S. McClanahan, of record in Instrument No. 20020405-0042047, in the Register's Office of Davidson County, Tennessee, dated March 6, 2001 and recorded on April 05, 2002.

Being the same property conveyed to Thomas E. McClanahan and Esther McClanahan, by Quitclaim Deed from Thomas E. McClanahan and wife Arminta McClanahan, of record in Instrument No. 20020405-0042045, in the Register's Office of Davidson County, Tennessee, dated March 06, 2001 and recorded on April 05, 2002.

Being a part of the same property conveyed to Thomas E. McClanahan and wife, Arminta McClanahan, tenants by the entirety, by Quitclaim Deed from Thomas E. McClanahan and Esther McClanahan, of record in Book 8127, Page 85, in the Register's Office of Davidson County, Tennessee, dated May 31, 1990 and recorded on June 08,

1990.

Being a part of the same property conveyed to Thomas E. McClanahan and Esther McClanahan, by Quitclaim Deed from Thomas E. McClanahan, of record in Book 7594, Page 833, in the Register's Office of Davidson County, Tennessee, dated June 30, 1988 and recorded on July 08, 1988.

Being a part of the same property conveyed to Thomas E. McClanahan, by Quitclaim Deed from Esther McClanahan, of record in Book 7531, Page 645, in the Register's Office of Davidson County, Tennessee, dated April 28, 1988 and recorded on May 02, 1988.

Being the same property conveyed to Thomas McClanahan et ux, Esther McClanahan, by Warranty Deed from Jerry Thurman, A Single Person, of record in Book 6913, Page 183, in the Register's Office of Davidson County, Tennessee, dated June 30, 1986 and recorded on July 10, 1986.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4900 Barclay Square 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. 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 19 day of August, 2021

Esther S. McClanahan

Esther S. McClanahan

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Esther S. McClanahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of August, 2021.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **August 19, 2021**.

Date

Affiant Signature

08/20/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY