BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 712886 **DEEDWARR**
09/10/2021 12:05:47 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20210910-0121548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Sambonn and Leang Kim Lim	New Owner	
(NAME)	(NAME)	
2843 Lake Forest Dr. Unit 14		136 10 0A 036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **MOHAMMED BENTI SIRAG AND LEYLA HASSEN MOHAMMED, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONICA SAMBONN AND LEANG KIM LIM, HUSBAND AND WIFE,** 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. 14, Unit No. 14-A, as shown on the Condominium Site Plan Lots 11-14, 57-62, Section Three Priest Lake Forest, as shown on Plat of record in Plat Book 5800, Page 161, and amended in Book 5800, Page 263, Register's Office of Davidson County, Tennessee, and as amended in Book 5931, Page 645, Book 6021, Page 101, Book 6123, Page 175, Book 6123, Page 176, Book 6124, Page 956, Book 6199, Page 270 and Instrument 20090602-0050792, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Mohammed Benti Sirag and wife, Leyla Hassen Mohammed, by Warranty Deed from Grace De Majewski, unmarried, of record in Instrument No. 20140703-0059036, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2843 Lake Forest Dr. Unit 14, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 hand this 8 day of September, 2021

MOHAMMED BENTI SIRAG

LEYLA HASSEN MOHAMMED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mohammed Benti Sirag and Leyla Hassen Mohammed, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of September, 2021.

Commission expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Notary Public