WARRANTY DEED

Karen Johnson Davidson County
Batch# 713143 DEEDWARR
09/13/2021 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210913-0121893

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 09/07/2021.
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/16/24

LAURA JANE WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4373

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ammar Hakim and Risham Iqtidar	Stockton Mortgage	164-04-0B-0100.00-CO
5518 Hamilton Circle	88 C. Michael Davenport BLVD	
Antioch, TN 37013	Frankfort, KY 40601	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Feleke Shemeni and Mulumebet Denboba, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ammar Hakim and Risham Iqtidar, husband and wife as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 10 on the Plan of Hamilton Run Townhomes, a horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out an Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Feleke Shemeni and Mulumebet Denboba, husband and wife, as to an undivided 50% interest (the "Entirety interest") and Hanna Alemu, an unmarried woman, as to an Undivided 50% Interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they Relate to Each other, being held as Joint Tenants with Right of Survivorship by Warranty deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180320-0026006 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 19, 2018. (Value of consideration shown in aforementioned deed $220,300.00.) Being also known as 5518 Hamilton Circle 10 Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5518 Hamilton Circle, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 7, 2021}.

Feleke Shemeni

Mulumebet Denboba

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Feleke Shemeni and Mulumebet Denboba, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 7, 2021.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2021-4373

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

I, Andy Maloney, 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 9/7/2021 (date of document).

Affiant Signature

Date 7/1/2021

State of TN

County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY