Name and Address of New Owner:
Hoshyar Ali and Suham S. Mohammed
128 Nashboro Greens
Nashville, TN 37217

Send Tax Bills To:
Hoshyar Ali & Suham S. Mohammed
128 Nashboro Greens
Nashville, TN 37217

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 721275 DEEDWARR
09/22/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210922-0127211

Map & Parcel No: 135-11-0C-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua David Gibbs, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hoshyar Ali and Suham S Mohammed, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village - Tract 18, of record in Plat Book 9700, Page 968, as amended Book 11700, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Lynn Estler by Warranty Deed from J. Douglas Lackey and Susan Lackey of record in Instrument No. 20131217-0127452 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 17, 2013. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Joshua David Gibbs, a single man, by Warranty Deed from Stephanie Lynn Estler, an unmarried woman, of record in Instrument No. 20200615-0060692 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 15, 2020. (Value of consideration shown in aforementioned deed $250,000.00.)

Being also known as 128 Nashboro Greens, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2021.

Joshua David Gibbs (SEAL)
Joshua David Gibbs

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua David Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

who produced driver license as identification.

Witness my hand and seal this 17th day of September, 2021.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton
Notary Public Nia A Hamilton
My commission expires: 08/03/2024
HH27454

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Lake)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joshua David Gibbs
(Affiant) who produced driver license as identification.

Sworn to and subscribed before me this 17th day of September, 2021.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton
Notary Public Nia A Hamilton
My commission expires: 08/03/2024
HH27454

Notarized online using audio-video communication

File No. 2021-1814

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 Sept 17th 2021 (date of document).

Affiant Signature

09/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of September, 2021.

Notary Signature

My Commission Expires: May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023