WARRANTY DEED

Karen Johnson Davidson County
Batch# 723194 DEEDWARR
09/24/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $641.95
20210924-0128474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdulqader Omar	Abdulqader Omar	
(NAME)	(NAME)	06302010000
1302 Kaci Dr	1302 Kaci Dr	
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167	Smyrna TN 37167	
(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, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Abdulqader Omar,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 164 on the Plan of Nawaka Hills, Powwow Addition, Section 5, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated _____ of record at Instrument No. _____202109240128473_____ in the Register's Office of Davidson County, TN.

Being previously conveyed to John Giles and wife, Rochelle Giles, by virtue of that certain Warranty Deed dated October 7, 2005, and being of record at Instrument No. 20051104-0134172 in the Register's Office of Davidson County, Tennessee. Rochelle Giles died on January 3, 2021, leaving John Giles as the remaining tenant by the entirety. John Giles died on July 18, 2021, leaving SaJuan Temeika Giles, John Antuan Giles, Jr., Antwain Demante Giles, Lawrence Anthony Eldridge as his heirs at law per Affidavits of Heirship of record at Instrument No. _____202109240128471_____ and _____202109240128472_____ in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 1527 Ocoee Trl Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of September, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

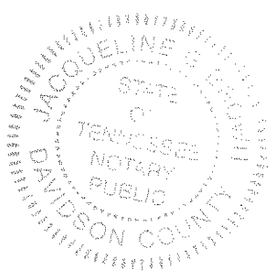
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Noah Viddal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Authorized Agent** of **MUSIC CITY FINANCIAL, LLC** the within named bargainer, and that he/she as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Authorized Agent**_.

WITNESS my hand and official seal at office this 21st day of September, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Mason, 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 September 21st, 2021.

Affiant Signature

9/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22