Karen Johnson Davidson County
Batch# 724022 DEEDWARR
09/27/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $103.60
20210927-0129151

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14093-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammed Abuqayas 1525 12th Ave N Nashville, TN 37208	New Owner	050-03-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joe E. Brown, Sr., a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mohammed Abuqayas**, 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:

Land in Davidson County, Tennessee, being Reserved Area on the Plan of Section III, Willow Creek of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe E. Brown, Sr., a married person, by Quitclaim Deed from Peony P. Brown and James E. Brown, of record in Instrument No. 20160907-0094059, Register's Office for Davidson County, Tennessee, dated September 6, 2016 and recorded on September 7, 2016; and further being the same property conveyed to Peony P. Brown and James E. Brown by Final Decree Confirming Sale and divesting John Wilson of all rights, title and interest in and to the property, entered by the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20011121-0128075, said Register's Office, dated November 19, 2001 and recorded on November 21, 2001; and further being the same property conveyed to John Wilson by Warranty Deed from Mildred F. Jackson, a widow, of record in Book 9716, Page 642, said Register's Office, dated June 21, 1995 and recorded on June 29, 1995.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This is ☐ improved or ☒ unimproved property located at: **1701 Westchester Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2021.

GRANTOR:

Joe E. Brown, Sr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe E. Brown, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2021.

Notary Public
My Commission expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202109270129151

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 17, 2021.

Affiant Signature

September 17, 2021
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025