Karen Johnson Davidson County
Batch# 724132 DEEDWARR
09/27/2021 10:59:59 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210927-0129297

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
T.L.E.#. DM-SH-21-4226

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02684

Address of New Owner:	Send Tax Bills to:	Tax Information:
Adbullah Rahim 4226 Woods Street Old Hickory, TN 37138	NEW OWNER	064 09 0 153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah E. Jackson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adbullah Rahim, an unmarried man**, hereinafter called the Grantees, their successors 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. 51 and the Southerly one-half of Lot 52 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Plat Book 421, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 51 and the Southerly one-half of Lot 52 front together 75 feet on the Easterly side of Wood Avenue and extend back 210 feet on the South side and 187.5 feet, more or less, on the North side to an alley, on which it measures 78.75 feet more or less.

Being the same property conveyed to Hannah E. Jackson, an unmarried woman, by Warranty Deed from Margret A. Moore, an unmarried woman, of record in Instrument No. 20190221-0015950, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on February 21, 2019. Since Jimmy Moore having died on May 28, 1994.

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

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as: 4226 Woods Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of September, 2021

Hannah E. Jackson

STATE OF FLORIDA

COUNTY OF Florida/Duval

On this 22nd day of September, 2021, before me personally appeared Hannah E. Jackson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Notary Expires: 1/25/2024

DEBORAH L. HICKEY
MY COMMISSION # GG 941935
EXPIRES: January 25, 2024