Karen Johnson Davidson County
Batch# 744453 DEEDWARR
10/26/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20211026-0143961

Name and Address of New Owner:
Yaseen Ismael
8300 Ramstone Way
Antioch, TN 37013

Send Tax Bills To: Loandepot.com, LLC
26642 Towne Centre Dr
Foothill Ranch, CA 92610

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 182-06-0A-271-00

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, **Judith A. Waldrop, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yaseen Ismael and Haifaa A Mohammed Ali,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 224, as shown on the map entitled Final Plat of Old Hickory Hills, Phase Two-Section Four, of record in Instrument No. 20041220-0151235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judith A. Waldrop, an unmarried woman from Daniel Noga and wife, Codi Elizabeth Noga, by Warranty Deed dated 11/09/2018 and recorded 11/13/2018 in Instrument No. 20181113-0111665, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 20th day of October, 2021.

(SEAL)
Judith A. Waldrop

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of October, 2021, before me personally appeared Judith A. Waldrop, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2021.

Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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 $362,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of October, 2021.

Notary Signature
My commission expires:

KRISTIN BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 20, 2021.

J. Carlton Drumwright

October 20, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 20, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY