Karen Johnson Davidson County
Batch# 747327 DEEDWARR
11/01/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20211101-0146042

Name and Address of New Owner:
Mohammad Amirul Islam
1504 Riverside Drive
Old Hickory, TN 37138

Send Tax Statements To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21092107

Map and Parcel: 053 03 0 430.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Womack, single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mohammed Amirul Islam, married man,** 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, and being all of Lot No. 5 and part of Lot No. 4, Revised Plan of Section "F", Village of Old Hickory, according to survey and plat of same appearing of record in Book 1424, page 131 and revising Book 1424, page 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said plat.

Said Lot No. 5 and a triangular strip of Lot 4 fronts 106.4 feet on the westerly side of Riverside Road and runs back between lines 150 feet and on the southerly line and 145.3 feet, more or less, on the northerly line to a dead line in the rear on which they measure 60 feet.

Being the same property conveyed to Stephanie Womack, single woman by Warranty Deed filed for record on March 29, 2017 in Instrument Number 20170329-0030739, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: all matters including but not limited to restrictions set out in Book 1726, page 380; all matters including but not limited to the flow of Cumberland River as set forth per plat in Book 1424, page 131 and revising Book 1424, page 86; HOA Charter of record in Book 8290, page 865; All matters including but not limited to easements for utilities, electric, cable, sewer and water as set out in Book 1726, page 380; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1504 Riverside Drive, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of October, 2021.

Stephanie Womack

State of North Carolina

County of MECKLENBURG

Personally appeared before me, Stephanie Womack with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th of October, 2021.

Notary Public
My Commission Expires: OCTOBER 28, 2025

KATHY DOZIER NOTARY PUBLIC NORTH CAROLINA Commission Expires October 28, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of October, 2021.

Notary Public
My Commission Expires: OCTOBER 28, 2025

KATHY DOZIER NOTARY PUBLIC NORTH CAROLINA Commission Expires October 28, 2025

Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 10/25/2021 (date of document).

Affiant Signature

10/28/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of October 2021.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY