Karen Johnson Davidson County
Batch# 753895 DEEDWARR
11/12/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211112-0150816

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-091876

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abdulkadir Sheikh Mohamed and Khadija Sharif Mohamed	Home Point Financial Corporation	
(NAME)	(NAME)	
3634 Murfreesboro Pike	9 Entin Road, Suite 200	164-00-0-126.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Parsippany, NJ 07054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHUY A. AVILA AND WIFE, MARIA L. AVILA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABDULKADIR SHEIKH MOHAMED AND KHADIJA SHARIF MOHAMED, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Murfreesboro Road, as established in 1951; said point being 875.5 feet Southerly from the intersection of the Easterly margin of Murfreesboro Road, and the center of Pinhook Road; thence with the Easterly margin of Murfreesboro Road, South 43 degrees 30 minutes East 100 feet to a point; thence North 46 degrees 30 minutes East partially along a fence line then the Northerly boundary of C.N. Griggs property, 150 feet to an iron pin; thence North 43 degrees 30 minutes West along a fence line 100 feet to a point; thence South 46 degrees 30 minutes West 150 feet to the point of beginning.

Being the same property conveyed to Chuy A. Avila, and wife Maria L. Avila by Warranty deed from Roger Giles, and wife Sandra L.Giles of record in Instrument No. 20070424-0048609 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 24, 2007.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3634 Murfreesboro Pike, Antioch, TN 37013
(House No.) (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/our hand(s) this the 1st day of November, 2021

Chuy A. Avila by [signature]: Attorney in fact
Chuy A. Avila, by Lidia Nohemi Kounlavong, Attorney in Fact

Maria L. Avila, by [signature]: Attorney in fact
Maria L. Avila, by Lidia Nohemi Kounlavong, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of November, 2021, before me personally appeared Lidia Nohemi Kounlavong to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chuy A. Avila and Maria L. Avila and who acknowledged he/she/they executed the same as the free act and deed of the said Chuy A. Avila and Maria L. Avila.

Witness my hand and official seal, this the 1st day of November, 2021.

[signature]
Notary Public

My Commission Expires: 4/26/25

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 11-1, 2021.

Affiant
Date: November 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of November 2021.

Notary Public

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2024