Karen Johnson Davidson County
Batch# 760067 DEEDWARR
11/23/2021 12:55:40 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20211123-0155527

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2021-2111

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waleed Hussain and Huda Nagim	New Owner	161-08-0-046.00
(NAME)	(NAME)	
405 Lively Way		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Alan Cherry, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waleed Hussain and Huda Nagim, 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 Davidson County, Tennessee, being Lot No. 25 on the Plan of Southwood Subdivision of record in Plat Book 2663, Page (s) 125 and 126, 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 David Alan Cherry, unmarried by Warranty deed from Matthew Tidwell, unmarried and Louis Catignani, married and Mickey Williams, married of record in Instrument No. 20110426-0031859 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 26, 2011.

Ashley M. Cherry, spouse to David Alan Cherry, joins in the execution of this document to convey all her right, title, and interest, marital or otherwise.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 2663, Page(s) 125 and 126, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2904, Page 51, as amended in Book 7127, Page 491, Register's Office for Davidson County, Tennessee.

Y-CHC-21380

This property, known as 380 Brewer Drive, Nashville, TN 37211
(House Number) (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 17th DAY OF November, 2021.

David Alan Cherry

Ashley M. Cherry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Alan Cherry and Ashley M. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of November, 2021.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County