Karen Johnson Davidson County
Batch# 771142 DEEDWARR
12/09/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20211209-0163454

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Abdul B. Kallon
4834 Rainer Drive
Old Hickory, TN 37138

MORTGAGEE
First Community Mortgage, Inc
262 Robert Rose Dr Ste 200
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

064-08-0A-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joan Y. Farmer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Abdul B. Kallon and Lydia A. Kallon,** 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. 75 on the Plan of Section Three, Merritt Downs of record in Plat at Instrument No. 20040629-0076758, 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 Danny C. Farmer and Joan Y. Farmer, husband, and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060301-0023894 Register's Office for Davidson County, Tennessee, dated February 24, 2006 and recorded on March 01, 2006.

Danny C. Farmer died June 3, 2014, a resident of 4834 Rainer Drive Old Hickory, TN. 37138

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4834 Rainer 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 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 our hands this 30th day of November, 2021.

Joan Y. Farmer by Danny Alan Farmer
Attorney in Fact Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

On this 30 day of November, 2021, before me personally appeared Danny Alan Farmer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Joan Y. Farmer, and who acknowledged that he/she executed the same as the free act and deed of Joan Y. Farmer.

Witness my hand and official seal this 30th day of November, 2021.

NOTARY PUBLIC

DENISE E TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-29-2022

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $479,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/30/21.

Date

Celia Stewart-Rouse

Affiant Signature

11/30/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of NOV, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

