This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15041-DJ

Karen Johnson Davidson County
Batch# 771170 DEEDWARR
12/09/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211209-0163491

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2021.

Notary Public
My Commission Expires: 11-6-2024

L MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Williams and Kassie Williams 2604 Landcrest Court Nashville, TN 37211	Timothy Williams and Kassie Williams 2604 Landcrest Court Nashville, TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Yasir Mohamed and Fahad Shanka Mohamed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Williams and Kassie Williams, husband and wife**, hereinafter called the Grantee(s), his/her/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. 105 on the Plan of Phase Four, Delvin Downs of record in Instrument No. 20210203-0015652, 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 Yasir Mohamed and Fahad Shanka Mohamed, as joint tenants with right of survivorship, by deed from Blackstone Development, Inc., a Tennessee corporation, of record in Instrument No. 20210303-0027591, Register's Office for Davidson County, Tennessee, dated March 1, 2021 and recorded on March 3, 2021. Also see Affidavit of Scrivener's Error in Instrument No. 20210714-0094927.

This is improved property located at: **2604 Landcrest Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2021.

GRANTOR:

Yasir Mohamed

Fahad Shanka Mohamed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasir Mohamed and Fahad Shanka Mohamed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **HADLEY ROPER** , 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 Dec. 2nd, 2021.

Hadley Roper
Affiant Signature

12/2/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/2/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY