Karen Johnson Davidson County
Batch# 771644 DEEDWARR
12/10/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211210-0164125

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this ~~25th~~ 3rd day of ~~November~~ December, 2021. ACN

Notary Public

My commission expires:

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rose Hussein Shakor, a married woman, Sulaf Khudhur, single woman, and Elaf A. Khudhur, single woman.	New Owner	**164-13-0-049.00**
5720 Cedar Ash Crossing		
Antioch, TN 37013		

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, I,

Brian Keegan, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rose Hussein Shakor, a married woman, Sulaf Khudhur, single woman, and Elaf A. Khudhur, single woman.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Asheford Crossing, Section One, of record in Plat Book 7900, Page 937, 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 Brian Keegan, a single person by Quitclaim Deed from Leonard C. Deakins and wife, Evelyn L. Deakins of record in Instrument No. 20070227-0024095 Register's Office for Davidson County, Tennessee, the said Brian Keegan, having since married.

This property was not the primary residence of the Grantor, nor his spouse.

SP 11/2015

This is improved property known as **5720 Cedar Ash Crossing, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of December, 2021.

Brian Keegan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brian Keegan, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2021.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

SolomonParks File No. 21-000365-524

Return to
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1748

SP 11/2015

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12/3/2021.

Kimberly Hollingshead, Esq.

12/3/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025