Karen Johnson Davidson County
Batch# 779762 DEEDWARR
12/28/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,890.70
20211228-0170313

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15221-22

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

04-NSH21-03265

Address of New Owner:	Send Tax Bills to:	Tax Information:
Fatimah Qasim and Abdullah Qasim 1109 Knobcrest Court Antioch, TN 37013	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	173-10-0D-150.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Ledbetter and Deanna L. Ledbetter, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fatimah Qasim, an unmarried woman and Abdullah Qasim, an unmarried man** hereinafter called the Grantees, their successors 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. 150 on the Plan of Delvin Downs P.U.D., Phase Six of record in Plat at Instrument No. 20191004-0101944, 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 Michael D. Ledbetter and Deanna L. Ledbetter, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20200514-0050224 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 14, 2020.

This conveyance is made subject to 1) Property Taxes for the year 2022, and thereafter, a lien 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 ordiances; 3) utitlity, 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 matter of public record.

This property is improved property known as: 1109 Knobcrest Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 15th day of December, 2021

Michael D. Ledbetter

Deanna L. Ledbetter

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 15 day of December 2021, before me personally appeared Michael D. Ledbetter and Deanna L. Ledbetter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 09/21/2024

Certificate of Authenticity

I, Cassidy Lewallen, 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 12.15.21.

Affiant Signature

12.21.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of December, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

