Karen Johnson Davidson County
Batch# 785086 DEEDWARR
01/05/2022 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20220105-0002216

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Havin Abdulkadir and Jiyar Mustafa Ahmed	SWBC	Map: 181010B10400CO
(NAME) 7629 Mint Leaf Drive	(NAME) 9311 San Pedro Ave #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM L. AMBROSE, SR. AND DIANA L. AMBROSE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAVIN ABDULKADIR AND JIYAR MUSTAFA AHMED,

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. 130, on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, 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 William L. Ambrose, Sr. and Diana L. Ambrose, husband and wife, by deed from Paul Fischer and Amber Fischer, husband and wife, of record in Instrument No. 20171012-0104596, dated October 10, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20050105-0001853, said Register's Office; (3) PUD boundary in Book 9700, Page 374, Register's Office for Davidson County, Tennessee; (4) Charter for Homeowner's Association of record in Book 11069, Page 6, said Register's Office; (5) Sanitary Sewer and Storm Drainage Easement of record in Book 11262, Page 933, Book 11338, Page 734, Book 11338, Page 743, Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, said Register's Office; (6) Subject to Storm Water Detention Agreement of record in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee; (7) Right of Way Easement of record in Book 421, Page 146, said Register's Office; (8) Ingress/Egress Easement of record in Book 5674, Page 863, said Register's Office; (9) Storm Water Detention Easement of record in Instrument No. 20040305-0025147, said Register's Office; (10) Easement to United Telephone Co. of record in Book 11436, Page 750, said Register's Office; (11) Quitclaim Deed for Open Space of record in Instrument No. 20130523-0052430, said Register's Office; (12) Easement by Express Grant of record in Instrument No. 20020731-0091596, said Register's Office; (13) Agreement by and between Columbia Gulf Transmission Co. and Yadzian Construction in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee; (14) Subject to Right-of-Way easement to Gulf Interstate Gas Company in Book 2244, page 11, Register's Office for Davidson County, Tennessee; (15) Subject to Sanitary Sewer

Easements of record in Book 9487, page 901, Book 9487, page 914 and Book 9343, Page 202, Register's Office for Davidson County, Tennessee; (16) General Warranty Deed executed by Gulf State Gas Company to the Columbia Gas Systems, Inc. of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14; Instrument No. 20030708-0093637, Instrument No. 20050106-0002201, Book 11069, Page 24, Instrument No. 20160614-0060354, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7629 Mint Leaf Drive, Nashville, TN 37211
(House No.) (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 our hands this 30th day of December, 2021.

William L. Ambrose, Sr.

Diana L. Ambrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Ambrose, Sr. and Diana L. Ambrose, 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 this, 30th day of December, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Lisa Allard, 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 December 30, 2021.

Lisa Allard, Affiant December 30, 2021

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 30, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024