WARRANTY DEED

Karen Johnson Davidson County
Batch# 789768 DEEDWARR
01/13/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220113-0004987

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 5th day of ~~December, 2021~~ January, 2022

Notary Public

MY COMMISSION EXPIRES: 5/8/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC		14902005800
(NAME)	(NAME)	
7703 North Lamar Blvd. #205, Austin, TX 78752	828 Royal Parkway, Ste. 204, Nashville, TN 37214	
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abdulrahman S. Mohammed and Fatima Kheder, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** 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. 107 on the Plan of Oakwood Subdivision, Phase 1, of reord in Plat Bok 6900, Page 935, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Abdulrahman S. Mohammed, married, by deed of record in Instrument No. 20110614-0045507, Register's Office for Davidson County, Tennessee.

Fatima Kheder joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 720 Oak Creek Dr., Antioch, TN 37013
(House Number) (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 my/our hands this 22nd day of December, 2021.

Abdulrahman S. Mohammed

Fatima Kheder

State of Tennessee
County of Davidson

Personally appeared before me Abdulrahman S. Mohammed and Fatima Kheder, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 16101

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

Certificate of Authenticity

I, Katelynn King, 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 22, 2021.

Date

Katelynn King

Affiant Signature

Jan. 6, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2022.

Robert Graves

Notary's Signature

My Commission Expires: 03/06/24

Date

Notary's Seal (if on paper)

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024