Karen Johnson Davidson County
Batch# 790405 DEEDWARR
01/14/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220114-0005812

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of December, 2021.

NOTARY PUBLIC

My commission expires: 9-2-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Khadija S. Hassan and Saadi S. Hassan, Farhiya Y. Abdi and Ahmed Abdi	**New Owner**	150-10-0-053.00
(NAME)	(NAME)	
104 Stone Bridge Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Warranty Deed

For and in Consideration of the sum of $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, I/we **Brian Ferguson, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Khadija S. Hassan, an unmarried woman, Saadi S Hassan, an unmarried woman, Farhiya Y. Abdi, an unmarried woman and Ahmed Abdi, an unmarried man, joint tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Page (s) 268 and 269, 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 Ferguson by Warranty deed from Dianna S. Yandell, an unmarried woman of record in Instrument No. 20210712-0093221 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 12, 2021.

This property is __unimproved _X_improved property known as: 104 Stone Bridge Court, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of December, 2021.

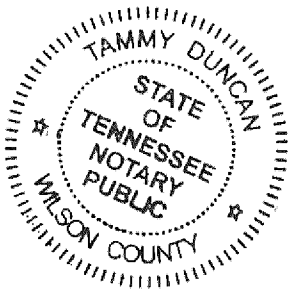
Brian Ferguson by Kevin Lauthern his Attorney in Fact
Brian Ferguson by Kevin Lauthern
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kevin Lauthern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Brian Ferguson and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. __202201140005810____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 21st day of December, 2021.

Notary Public
My Commission Expires: 4/20/23



Certificate of Authenticity

I, Sarah Lile, 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 12.21.21.

Date

Affiant Signature

12.21.21

Date

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON