RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5054-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 791499 DEEDWARR
01/18/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220118-0006516

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of Jan 2022

NOTARY PUBLIC

My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shehzuni Usman 709 Keeton Court Old Hickory TN 37138	Same address as new owner	043-04-0A-007-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TONYA COLBERT**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHEHZUNI USMAN**, married woman, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument #20060728-0091763, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tonya Colbert, an unmarried woman, from Richard D. Spencer, married, by Warranty Deed dated November 25, 2015 and recorded November 30, 2015 in Instrument #20151130-0120022, said Register's Office.

This is unimproved property known as 709 Keeton Court, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of January, 2022

GRANTOR(S)

Tonya Colbert

Tonya Colbert

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Tonya Colbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of Jan, 2022

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/25/25

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/10/22.

Affiant Signature

1/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/11/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON