Karen Johnson Davidson County
Batch# 813898 DEEDWARR
03/02/2022 01:17:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220302-0023763

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor: **Abdulrazzak Dannan (also known as Abdulrazzak Danan)**

Grantees: **Ken Hashi and Mohamed A. Danan, Trustees of Abdulrazzak Dannan and Kin Hashi Living Trust, established January 14, 2022**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Kin Hashi, Trustee 704 Elderberry Court Nashville, TN 37217	Map and Parcel No. (s): 135-14-0B-057.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Kin Hashi, Trustee
Affiant

Sworn to and subscribed before me, this 14th day of January, 2022.

Notary Public
My commission Expires January 3, 2023.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

affix seal here

RECITALS:

On January 14, 2022, Abdulrazzak Dannan (also known as Abdulrazzak Danan) and wife, Kin Hashi, and Mohamed A. Danan established by agreement ("the Trust Agreement") the Abdulrazzak Dannan and Kin Hashi Living Trust, which is a revocable living trust ("the Living Trust"). Kin Hashi and Mohamed A. Danan were appointed to serve together as trustees of the Living Trust (the "Trustees"). Abdulrazzak Dannan owns a parcel of property described in the attached Exhibit A, which is where he and his wife reside ("the Property"), and he intends to convey the Property to the Trustees to be administered as a part of the Living Trust. Kin Hashi, as the wife of Abdulrazzak Dannan, has marital rights in the Property including her

homestead right and wishes to transfer and relinquish such rights to permit the conveyance of the Property to the Trustees.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration including love and affection, the receipt of which is hereby acknowledged, **Abdulrazzak Dannan, also known as Abdulrazzak Danan ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kin Hashi and Mohamed A. Danan, Trustees of Abdulrazzak Dannan and Kin Hashi Living Trust, established January 14, 2022 ("Grantees"),** their successors and assigns in trust, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for current year property taxes and as may be otherwise disclosed on Exhibit A.

Grantor further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to Grantees, their successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this 14th day of January, 2022.

A/Razak

Abdulrazzak Dannan
also known as Abdulrazzak Danan

Grantor's wife, Kin Hashi, for the consideration expressed herein, joins in this conveyance and does hereby grant, bargain, sell, convey and confirm unto Grantees, their successors and assigns, all right, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage to Abdulrazzak Dannan, including, but not limited to, homestead as provided by the law of the State of Tennessee.

Kin Hashi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Abdulrazzak Dannan** and **Kin Hashi**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2022.

Notary Public

My Commission Expires January 3, 2023.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Ransom Place, Section Two, Phase Two, of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Abdulrazzak Danan from Tadlock S. Knoll and wife, Leanne Filson Knoll, by deed of record As Instrument No. 20030808-0113716, Register's Office for Davidson County, Tennessee. Abdulrazzak Dannan is also known as Abdulrazzak Danan.

The property is subject all matters shown in the Plan of Ransom Place, Section Two, Phase Two, of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Elderberry Court, Nashville, Tennessee 37217. The legal description above was taken from the previous deed. No survey was performed in connection with this conveyance.