Karen Johnson Davidson County
Batch# 826594 DEEDWARR
03/23/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,010.10
20220323-0033056

New owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Alan Yassin and Kahen Muzefar Yassin 5809 Labrador Lane Antioch, TN 37013

Order Number: CTSL-HR759TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Muzefar Abdullah Yassin and Aveen Saleh Yassin, Husband and Wife**, for Two Hundred Seventy-Three Thousand Dollars and 00/100 ($273,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Alan Yassin and Kahen Muzefar Yassin, Husband and Wife**, whose address is 5809 Labrador Ln, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 5 on the plan of Hunters Branch, Section I, of record in Plat Book 6250, Page 513, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 29.08 feet on the Northerly margin of Labrador Lane and extends back 164.40 feet on the southeasterly line and 114.59 feet on the westerly line to a broken line in the rear measuring 151.13 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 172-08-0A-005.00-CO
Street address of property: 5809 Labrador Lane, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument 20190109-0002386 in the Register's Office, Davidson County, Tennessee.

Signed this 25 day of Feb, 2022.

Signature of Grantor(s):

Muzefar Abdullah Yassin

Aveen Saleh Yassin

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25 day of Feb, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Muzefar Abdullah Yassin and Aveen Saleh Yassin, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public my commission expires: 9-6-22

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel number: 172-08-0A-005.00-CO
Street address of property: 5809 Labrador Lane, Antioch, TN 37013

x Muzeton A Yasin 2

Oath of Consideration

I or we, x Aileen S Yasin, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $273,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of Feb, 2022.

Signatures of Affiant(s):

x _____ x _____

Sworn and subscribed before me this 25 day of Feb, 2022.

_____
Notary Public

my commission expires:
9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ana Patricia Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on February 25 2022.

Date

Ana Gomez

Affiant Signature

3/1/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 1 day of March, 20 22.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)