Karen Johnson Davidson County
Batch# 846071 DEEDWARR
04/27/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220427-0048272

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 265,000.00

Affiant:

Subscribed and Sworn before me this 19th day of April, 2022

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public:
My commission expires: 9-8-2025

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Zindan Hussein 4870 Lynn Drive Nashville, TN 37211	NEW OWNER	162-03-0-414-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie Ramsey, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zindan Hussein, married**, "the Grantee," the following described real estate in Davidson, TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF HAYWOOD FOREST SUBDIVISION OF RECORD IN BOOK 5050, PAGE 50, REVISED IN BOOK 5200, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Stephanie Ramsey by Quit Claim Deed from Peggy Ramsey of record as Instrument No. 20141118-0106205 in the Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 18, 2014.

This is [X] improved [ ] unimproved property known as 157 Sheila Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of April, 2022

Stephanie Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared Stephanie Ramsey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 19th day of April, 2022.

Notary

My Commission Expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

TRUE COPY CERTIFICATION

I, Tyler Clark, 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 April 19, 2022.

4/19/22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 19th day of April, 2022.

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

Notary Public
My Commission Expires: 6/21/22