Karen Johnson Davidson County
Batch# 852152 DEEDWARR
05/09/2022 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20220509-0052690

WARRANTY DEED

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE/
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Linda M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2022-13341NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ahmed Shaat	US Bank N.A.	150-03-0-170.00
(NAME)	(NAME)	
3564 Gondola Drive	4801 Frederica St	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MILDRED DEVORE, MARRIED HEREINAFTER CALLED THE GRANTOR**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AHMED SHAAT, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Mildred T. DeVore by Deed dated January 5, 2018 and recorded on January 10, 2018 in Instrument No. 20180110003075, of record in the Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 3564 Gondola Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of April, 2022.

Mildred DeVore
Mildred Devore

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of April, 2022, before me personally appeared Mildred Devore to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 21 day of April, 2022.

Commission Expires: 6/26/23

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Exhibit "A"
Property Description
2022-3304

Land in Davidson County, Tennessee, being Lot No. 47-B on the Plan of Chelsea of Priest Lake Section 1-B, Zone Lot Division of Lots 43-47, of record in Book 6250 at page 264, Register's Office for Davidson County, Tennessee.

Said Lot No. 47-B, being a corner lot, fronts 70 feet on the southerly margin of Gondola Drive and fronts 41.52 feet on the Westerly margin of Windsor Court, said frontages being joined by a curve measuring 36.41 feet; the southerly lines of said lot extends back 101.60 feet and intersects the westerly line which measures 63.74 feet thereon.

Being the same property conveyed to Richard A. Devore and wife Mildred Devore by Warranty deed from Emily S. Menhel, unmarried of record in Instrument No. 20070712-0082969 Register's Office for Davidson County, Tennessee, dated July 03, 2007 and recorded on July 12, 2007.

Being the same property conveyed to Mildred T. Devore by QuitClaim deed from Mildred Devore and husbad, Richard Devore of record in Instrument No. 20180110-0003076 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 10, 2018. Being also known as 3564 Gondola Drive Antioch, Tennessee 37013.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2022.

J. Carlton Drumwright

April 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 21, 2022.

Notary

My Commission Expires: 12/18/22

