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# WARRANTY DEED

Karen Johnson Davidson County
Batch# 857491 DEEDWARR
05/18/2022 09:21:34 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220518-0057222

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2022

Notary Public I. Dyke Tatum
MY COMMISSION EXPIRES: May 05, 2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jennifer Shea AKA Jennifer E. Shea, an unmarried woman | Guaranty Home Mortgage Corporation | 02613006600 |
| (NAME) | (NAME) | |
| 315 Draper Circle | 525 Tribble Gap Road #1339 | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Cumming, GA 30028 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Zobair Rahimi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Shea AKA Jennifer E. Shea, an unmarried woman,** 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:

Land in Davison County, Tennessee, being Lot No. 23 on the plan of Goodlettsville Heights, Section 7, a plat of which is of record in Book 4175, Page 72, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zobair Rahimi by deed dated June 28, 2021 from Gayle F. DePriest, Successor Trustee of The Rudolph Fulghum and Gladys Odum Fulghum Joint Revocable Living Trust dated November 20, 1995 of record in Instrument No. 20210701-0088948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Rudolph Fulghum and Gladys Odum Fulghum Joint Revocable Living Trust dated November 20, 1995 by Deed dated November 20, 1995 of record in Book 9871, Page 173, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 315 Draper Circle, Goodlettsville, TN 37072
(House Number) (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 my/our hands this 16th day of May, 2022.

[redacted] Zobair Rahimi

State of Tennessee
County of Davidson

On this 16th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Zobair Rahimi, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 16th day of May, 2022.

[redacted]
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025
File No.: 22-Shea

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN