Karen Johnson Davidson County
Batch# 862193 DEEDWARR
05/25/2022 09:48:53 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220525-0060481

# WARRANTY DEED

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Holly M Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13812NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Mohammedawel Ahmedin and Eldina Said | New Owner | 176050B12200CO |
| (NAME) | (NAME) | |
| 6136 Firelight Trail, Lot 220 | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, VIRGINIA LAWRENCE THOMAS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMEDAWEL AHMEDIN AND ELDINA SAID, HUSBAND AND WIFE,** 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 Lot #220 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885 then 887, Register's Office of Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linwall D. Thomas and wife, Virginia L. Thomas by Warranty Deed

dated October 22, 1997, from Continental Development and Construction, Inc. of record in Book 10657, page 261, Register's Office for Davidson County, Tennessee. Further conveyed to Virginia Lawrence Thomas, an individual by Deed dated March 27, 2017 from Linwall D. Thomas, a individual, fore cord in Instrument Number 20170331-0031622, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6136 Firelight Trail, Lot 220, 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 20 day of May, 2022.

Virginia Lawrence Thomas

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of May 2022, before me personally appeared **Virginia Lawrence Thomas** 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 20 day of May, 2022

Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public