WARRANTY DEED

Karen Johnson Davidson County
Batch# 863088 DEEDWARR
05/26/2022 11:30:06 AM 5 pgs
Fees: $28.00 Taxes: $993.45
20220526-0061337

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/26/24

(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Williams Capital Investments, LLC, a Limited Liability Company	Williams Capital Investments LLC	
(NAME)	(NAME)	
1817 Underwood Street	1034 Woodmont Dr	081 15 0146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Gallatin, Tn 37066-3878	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Janice Howse Thornton and Suyama Greene and Sincerria Abdullah**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Williams Capital Investments, LLC, a Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 45, on the J. M., T. J., and G. W. Harding's Addition, a plan of which is of record in Book 21, Page 80, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the South side of underwood Street, and runs back between parallel lines 150 feet to any Alley.

Being the same property conveyed to Jim H. Flemming by Installment Deed from Theo W. Eckhardt, dated 01/07/1936 and recorded 02/08/1936, of record in Book 989, Page 72, Register's Office for Davidson County, Tennessee.

The said Jim H. Flemming aka Jim Henry Fleming (predeceased by his wife, Alline Fleming) since died intestate , a widow on 10/24/1936. The said Jim Henry Fleming aka Jim H. Fleming was survived by one son, Evans Fleming who died intestate 09/09/1991 survived by four children, Leon Fleming , deceaded without issue on 06/04/1954, Willie Mae Wikes, deceased withou issue on 09/09/1950, Willard Fleming deceased on 12/1964 intestate, leaving two children , Suyama Greene and Sinceria Abdullah, and Theodora Flemming Howse deceased 12/15/2006 intestate leaving two children, Janice Howse Thornton and Donna Kay Howse, The said Donna Kay Howse dies 01/11/1996 intestate without issue.

The said Sinceria Abdullah and Sincerria Abdullah are one in the same person.

All matters shown on the plat of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1817 Underwood Street, Nashville, TN 37208
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of May, 2022.

Janice Howse Thornton

Janice Howse Thornton

Suyama Greene

Sincerria Abdullah

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Howse Thornton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Suyama Greene, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sincerria Abdullah, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 20th day of May, 2022.

Janice Howse Thornton

Suyama Greene

Suyama Greene

Sincerria Abdullah

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Howse Thornton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of San Joaquin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Suyama Greene, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: Mar 7, 2025

C. M. ESPINOZA
Notary Public - California
San Joaquin County
Commission # 2350432
My Comm. Expires Mar 7, 2025

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sincerria Abdullah, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 20th day of May, 2022.

Janice Howse Thornton

Suyama Greene

Sincerria Abdullah

Sincerria Abdullah

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Howse Thornton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Suyama Greene, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of _____

See attachment

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sincerria Abdullah, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2022.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 5-20-22 before me, S. M. Medina, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Sincerria Abdullah
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

S. M. MEDINA
Notary Public - California
Los Angeles County
Commission # 2369251
My Comm. Expires Aug 3, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. M. Medina
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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