WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File #22-DM-3477-DB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 865580 DEEDWARR
06/01/2022 11:06:58 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220601-0063159

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hojin Ibrahim and Araz Abdullah	New Owner	
(NAME)	(NAME)	**173 16 0A 099.00**
3477 Chandler Cove Way		
(ADDRESS)	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **BENJAMIN BRITT PATE AND JENNIFER PATE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOJIN IBRAHIM AND ARAZ ABDULLAH*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *wife and husband

Land in Davidson County, Tennessee, Being Lot No. 157, on the Plan of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, as Corrected in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Britt Pate, unmarried, by Warranty Deed from Paul D. Boyte and Jenna B. Boyte, husband and wife, of record in Instrument No. 20171003-0101177, in the Register's Office of Davidson County, Tennessee, dated September 25, 2017, and recorded on October 03, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2, and Phase 3, Section 1, as recorded in Instrument No. 20030213-0020016, as Corrected in Instrument No. 20031120-0169641.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020514-0059176; as Amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20090908-0084135, Instrument No. 20190814-0081403; Supplemented in Instrument No. 20050930-0117906; Rules and Regulations recorded in Instrument No. 20190102-0000313.
*Easement for Right of way, recorded in Book 5460, Page 992.
*Easement for Ingress and Egress, recorded in Book 10348, Page367 and Book 10348, Page 374.
*Stormwater Detection Agreement as set forth in instrument recorded in Instrument No. 20020320-0034487 and Instrument No. 20020510-0058111.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3477 Chandler Cove Way, Antioch, TN 37013**.

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), their heirs and 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), 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 hand(s) this the 27th day of May, 2022.

Benjamin Britt Pate

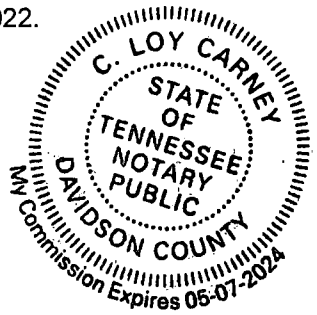
Jennifer Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Benjamin Britt Pate, 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.

Witness my hand, at office, this 27th day of May, 2022.

Notary Signature
My commission expires:

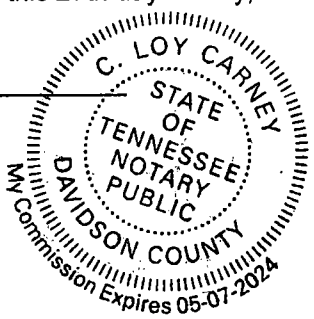


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Jennifer Pate, 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.

Witness my hand, at office, this 27th day of May, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204