THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 872385 DEEDWARR
06/16/2022 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220616-0068679

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Busra Musa and Sakvan Abdullah 6967 Calderwood Drive Nashville, TN 37013	Owner	181-03-0A-226.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph Hemphill and Rachel L. Hemphill, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Busra Musa and Sakvan Abdullah, wife and husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Indian Creek, Revision One, 3rd Addition of record in Plat at Instrument No. 20050301-0022508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Hemphill and Rachel L. Hemphill, husband and wife, by Warranty Deed from Chenise T. Upshur, a single woman, dated November 22, 2019 and recorded on November 22, 2019, at Instrument # 20191122-0121051, Register's Office of Davidson County, Tennessee.

This property is commonly known as 6967 Calderwood Drive, Nashville, TN 37013
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7th **day of June, 2022**:

Joseph Hemphill

Rachel L. Hemphill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Hemphill** and **Rachel L. Hemphill,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$510,000.00**:

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
9/15/2025
COUNTY OF WILLIAMSON

Affiant

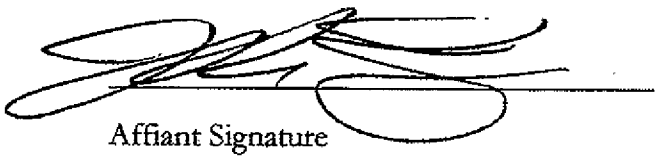
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8th DAY OF June, 2022:

Notary Public

My Commission Expires: 3/15/25

Certificate of Authenticity

I, Joshua A. Terry, 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 6-7-22.



Affiant Signature

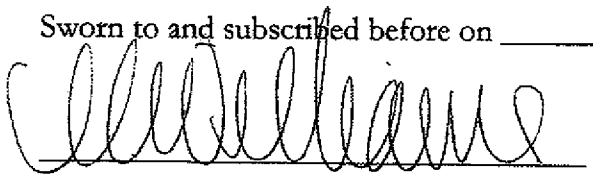
6-9-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-9-22.



Notary Public



My Commission Expires: 5-23-23