1L4337

WARRANTY DEED

Karen Johnson Davidson County
Batch# 872522 DEEDWARR
06/16/2022 10:03:18 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220616-0068878

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 11/03/25

(AFFIX SEAL)

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohamoud Dahir	new owner	13500018100
(NAME)	(NAME)	
PO Box 462		
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179		
(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, **Rick Racca,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohamoud Dahir,** 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:

2410 Smith Springs Road
Land situated in Nashville, Davidson County, Tennessee being:

Beginning at a point on the North margin of Smith Springs Road at the Southeast corner of a tract owned by Carter; thence 258 feet north with the East line of carter's lot to a a pin in the Northwest Corner of he said Carter lot; thence East 112 feet to the Northwest corner of the Taylor lot; thence South 107 feet to the Southwest corner of the Taylor lot which is also the Northwest corner of a lot owned by Edmondson; thence 189 feet with the said Edmondson lot to the margin of Spring Road, and thence with the margin of Smith Springs Road West 204 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the above described property conveyed in Book 8223, page 519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rick Racca, by deed of record in Instrument No. 20220523-0059690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2410 Smith Springs, Nashville, TN 37217
(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 27th day of May, 2022.

Rick Racca

State of Tennessee
County of Davidson

Personally appeared before me Rick Racca, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2022.

Notary Public
My Commission Expires: _____

File No.: 16337

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025