Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2537

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2022

Notary Public

Commission Expires: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose J. Hernandez 564 Michele Drive Antioch, TN 37013	New Owner 564 Michele Dr. Antioch, TN 37013	162-11-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Majed Suhail Abid Ali and wife, Kathryn Ali

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose J. Hernandez, a married man

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:

Land in Davidson County, Tennesse, being Lot No. 73 on the Plan of Section Four, Whittemore Valley, of record in Plat Book 6250, page 873, Register's Office, Davidson County, Tennessee.

Said Lot No. 73 fronts 62.34 feet on the broken Northerly margin of Michele Drive and extends back 135 feet on the Westerly line and 171.43 feet on the Easterly line to a dead line in the rear, measuring 77.33 feet thereon.

Being the same property conveyed to Majed Suhail Abid Ali and wife, Kathryn Ali by Warranty deed from William Patterson and wife, Barbara A. Patterson of record in

Karen Johnson Davidson County
Batch# 875925 DEEDWARR
06/22/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220622-0071346

Instrument No. 20110525-0040011 Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 25, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 564 Michele Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 15th day of June, 2022.

Majed Suhail Abid Ali

Kathryn Ali

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 15th day of June, 2022, before me personally appeared Majed Suhail Abid Ali and Kathryn Ali, 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 15th day of June, 2022.

Notary Signature
My commission expires: 5.13.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity

I, Holly A. Mason, 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 6/15/22.

Affiant Signature

6/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of ~~April,~~ June 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022