FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 880436 DEEDWARR
06/29/2022 10:03:37 AM 2 pgs
Fees: $13.00 Taxes: $74.00

20220629-0074969

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **20,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
06/21/2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Hurst	Mary Hurst	**050-03-0B-147.00**
(NAME) **2101 Mulberry Downs Circle**	(NAME) 2687 Houser Rd.	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) Benton, KY 42025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Maxamed A. Farax, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Hurst, married,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 12th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Reserve Parcel "A" Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84-88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Maxamed A. Farax by Final Decree Confirming Sale dated 2/8/2011 from Ellen Hobbs Lyle, Chancellor, Chancery Court for Davidson County, Tennessee of record in Instrument No. 20110228-00159912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **2101 Mulberry Downs Circle, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 17th day of **June, 2022**.

Maxamed A. Farax.
Maxamed A. Farax

STATE OF WI
COUNTY OF MILWAUKEE

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Maxamed A. Farax**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of **June, 2022**.

JAMIE JESSICA LYNN WRIGHT NOTARY PUBLIC STATE OF WISCONSIN

Jamie Jessica Lynn Wright
NOTARY PUBLIC

My Commission Expires: 6.21.2022