Karen Johnson Davidson County
Batch# 886087 DEEDWARR
07/08/2022 12:07:21 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220708-0078937

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jimmy Aman, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ahmad Nateqi, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.84, Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument No.20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument Nos. 20051114-0136938 and 20071227-0147998, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Jimmy Aman, unmarried man by Warranty deed from Colleen M. Clark, an unmarried woman of record in Instrument No. 20180702-0063962 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2004 Shaylin Loop, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ahmad Nateqi	SWBC Mortgage Corporation	173-05-0A-084.00
2004 Shaylin Loop	9311 San Pedro Avenue, Ste 100	
Antioch, TN 37013	San Antonio, TX 78216	

WITNESS THE EXECUTION HEREOF this 29th day of June, 2022.

Jimmy Aman

State of Tennessee)
County of Davidson)

On this 29th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jimmy Aman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 330,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of June, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON