Karen Johnson Davidson County
Batch# 904132 DEEDWARR
08/16/2022 12:19:32 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220816-0092803

ADDRESS NEW OWNER: Awadelseed Osman
Ahmed Ibrahim
620 Maple Top Drive
Antioch, TN 37013

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 161-01-0D-011.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Katrina L. Dollar FKA Katrina L. Baker, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Awadelseed Osman, a married man, and Ahmed Ibrahim, a single man, as Tenants in Common with the Right of Survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 of the Resubdivision of Lots 11, 12, and 13 on the Plan of Maple Valley Subdivision Section 3, a residential planned unit development of record in Plat Book 6050, Page 536, and amended in Book 6900, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Katrina L. Baker, unmarried by deed from Robert A. Friedmann III, recorded March 18, 1997, of record in Book 10383, Page 718, Register's Office for Davidson County, Tennessee.

Katrina L. Baker is now known as Katrina L. Dollar.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This is property with a common address of 620 Maple Top Drive, Antioch, TN 37013.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of the Resubdivision of Lots 11, 12, and 13 Maple Valley Subdivision, Section Three of record in Plat Book 6050, Page 536, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for Maple Valley Subdivision Section Three of record in Book 7932, Page 285, corrected in Book 8043, Page 754, said Register's Office.(4) Agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 6315, Page 987, said Register's Office.(5) Storm Water Detention Agreement for Maple Valley-Phase III of record in Book 7316, Page 238, Register's Office.(6) Deed of conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water mains of record in Book 7430, Page 216; Book 8614, Page 964 and Book 8377, Page 902, said Register's Office.(7) Deed of conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for sanitary sewer of record in Book 7430, Page 179; Book 8614, Page 882; Book 8614, Page 886 and Book 8377, Page 917, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RUE-22-620

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of August 2022.

Katrina L. Dollar FKA Katrina L Baker

Katrina L. Dollar FKA Katrina L. Baker

STATE OF TENNESSEE
COUNTY OF Coffee

Notary

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Katrina L. Dollar FKA Katrina L. Baker,** with whom I am personally acquainted, or who 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 at office this 9th day of August 2022.

Heather D. Hill

Notary Public
My Commission Expires: 8-4-25

HEATHER D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater for this transfer is $345,000.00.

Katrina L. Dollar FKA Katrina L. Baker

Affiant

Subscribed and sworn before me this 9th day of August 2022.

Heather D. Hill

Notary Public
My Commission Expires: 8-4-25

File No. 2207-151

HEATHER D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY