Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 LC493

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2022.

Notary Public
My Commission Expires:

File No.: 2022-447

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brwa Ali and Noora Jamal	First Bank	
1827 Sheylnlap 222 Columbia Ave		Map & Parcel: 173-05-0A-155-00
Antioch TN 37013	Franklin, TN 37064	

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, we

Zoe Krekeler, a single woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brwa Ali and Noora Jamal, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 155 (One Hundred Fifty-Five) on the Plan of Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument No. 20050721-0084791, in Instrument No. 20050805-0092480 and in Instrument No. 20051114-0136938, and further amended Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot.

Karen Johnson Davidson County
Batch# 904923 **DEEDWARR**
08/18/2022 09:44:36 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20220818-0093524

Being the same property conveyed to Zoe Krekeler by Deed dated April 30, 2018 from Deborah A. Armijo, recorded May 2, 2018, in Instrument Number 20180502-0041507, in the Official Records of Davidson County, Tennessee.

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

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 1827 Shaylin Loop, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 17th day of August, 2022.

Zoe Krekeler

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zoe Krekeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 17th day of August, 2022.

Notary Public at Large

My Commission Expires: 6-28-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY