Karen Johnson Davidson County
Batch# 919074 DEEDWARR
09/20/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20220920-0104566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$279,900.00~~ $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL JOY O'BRIEN NOTARY PUBLIC TENNESSEE My Comm Exp. 04/21/2026 COUNTY OF MONTGOMERY

File No. EM-22-3266

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica & Sean Tompkins	New Owner	
(NAME)	(NAME)	
5534 Cedar Ash Crossing		163-16-0A-095.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mohammed T. Ismael and Nagham Yahya, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica and Sean Tompkins, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 215 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

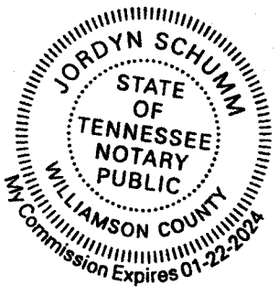
Being the same property conveyed to Mohammed T. Ismael and Nagham Yahya, husband and wife by Warranty deed from Mario Morales-Salas and wife, Karla Rossina Morales of record in Instrument No. 20181210-0120216 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 10, 2018.

This is property more commonly known as 5534 Cedar Ash Crossing, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 19th day of September, 2022.



Mohammed T. Ismael

Nagham Yahya

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 19th day of September, 2022, before me personally appeared Mohammed T. Ismael and Nagham Yahya, 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 19th day of September, 2022.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Katrina Wall, 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 9/19/22 (date of document).

Affiant Signature

9/19/22
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 19th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04/21/2026

NOTARY'S SEAL

