WARRANTY DEED

Karen Johnson Davidson County
Batch# 920138 DEEDWARR
09/22/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20220922-0105292

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mustafa Jaafar	Home Point Financial Corp	
(NAME)	(NAME)	
240 Bart Dr.	2211 Old Earhart Rd #250	162 03 0 217.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ann Arbor, MI 48105	
(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, WE, THE HEIRS AT LAW OF THE AUDREY J. DENHAM ESTATE, **AUDREY LYNNE JONES, MARRIED AND TIMOTHY M. BROWN, SR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSTAFA JAAFAR, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office for said County.

Being the same property conveyed to Shirley M. Clark, Trustee, by Quitclaim Deed from Alyn H. Denham and wife, Audrey J. Denham, and to Audrey J. Denham from Shirley M. Clark, Trustee, of record in Book 5089, Page 201, Register's Office of Davidson County, Tennessee, dated November 13, 1976 and recorded on November 18, 1976. Audrey J. Denham died on January 25, 2022.Audrey Lynne Jones and Timothy M. Brown, Sr., are the heirs at law under the Will of Audrey Juanita Denham probated under Case No. 22-CH-1-2022-PR-56, in the Chancery Court for the State of Tennessee 23rd Judicial District, Dickson County Probate Division.

Also being the same property conveyed to Alyn H. Denham and wife Audrey J. Denham, by Warranty Deed from William & Lee, Inc., of record in Book 4597, Page 698, Register's Office of Davidson County, Tennessee, dated April 25, 1972 and recorded on May 1, 1972.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This property was not the marital residence for the Grantors.

unimproved
This is improved x property, known as 240 Bart Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said

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 hand this 19th day of September, 2022

THE HEIRS OF AUDREY J. DENHAM ESTATE

AUDREY LYNNE JONES

TIMOTHY M. BROWN, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Audrey Lynne Jones and Timothy M. Brown, Sr with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that they are the heirs of the Estate of Audrey J. Denham Estate and who further acknowledged that they are authorized to execute the within instrument as Heirs of Audrey J. Denham said Estate.

Witness my hand and official seal this 19th day of September, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 21, 2022.

J. Carlton Drumwright

September 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 21, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY