WARRANTY DEED

Karen Johnson Davidson County
Batch# 920141 DEEDWARR
09/22/2022 09:52:40 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20220922-0105298

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Lobdell June S. Lobdell	Fairway Independent Mortgage Corporation	163110b04500co
(NAME)	(NAME)	
314 Ash Forge Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Carrolton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bashir Sharif and Zahra Omar, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Lobdell and June S. Lobdell, husband and wife,** 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. 45 on the Plan of 2nd Revisions, Section Four, Bell Forge Village, of record in Plat Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Bashir Sharif and Zahra Omar, by deed of record in Instrument NO. 20140701-0057517 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 314 Ash Forge Drive, 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 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 19th day of September, 2022.

Bashir Sharif

Bashir Sharif

Zahra Omar

Zahra Omar

State of Tennessee
County of Davidson

Personally appeared before me Bashir Sharif and Zahra Omar, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 12-16-2025
File No.: 16541

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY