22NT 0134

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18951-SL

Karen Johnson Davidson County
Batch# 926136 DEEDWARR
10/05/2022 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20221005-0109999

STATE OF TENNESSEE
COUNTY OF Davidson

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

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

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2022.

Notary Public
My Commission Expires: 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Felipe Mejia and Cristina Mejia 376 Bart Drive Antioch, TN 37013	Pinnacle Bank PO Box 702726 Dallas, TX 75370	162 04 0 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Hajar Jaafar Khailani, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Felipe Mejia and Cristina Mejia, 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. 301 on the Plan of Antioch Park, Section 4, of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 301 fronts 90.61 feet on the Westerly margin of Bart Drive and extends back 235 feet on the Northerly line and 281.5 feet on the Southerly line to a dead line in the rear, measuring 52.86 feet thereon.

Being the same property conveyed to Hajar Jaafar Khailani, unmarried man, by Warranty Deed from Shirley A. Morgan, unmarried, of record in Instrument No. 20180116-0004181 in the Register's Office of Davidson County, Tennessee, Dated January 11, 2018 and recorded on January 16, 2018.

This Instrument executed on behalf of Hajar Jaafar Khailani ("Principal") by Jaafar Khailani Ismael pursuant to the Power of Attorney of record in Instrument Number __202210050109998_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **376 Bart Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2022.

GRANTOR:
Hajar Jaafar Khailani by JI - Attorney-in-Fac
Hajar Jaafar Khailani by Jaafar Khailani Ismael, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jaafar Khailani Ismael, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hajar Jaafar Khailani ("Principal"), as his Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of September, 2022.

Notary Public
My Commission expires: 6-25-25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

EXHIBIT "A"
TO Warranty Deed
From: Hajar Jaafar Khailani
To: Felipe Mejia and Cristina Mejia

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 28th day of September, 2022.

Notary Public
My Commission Expires: 6-25-25

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/28/2022 (date of document).

Affiant Signature

9/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24