WARRANTY DEED

Karen Johnson Davidson County
Batch# 926831 DEEDWARR
10/07/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20221007-0110486

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Mohammad Islam **3221 LuAnn Drive** **Antioch, TN 37013**	**SAME AS OWNER**	GROUP 05 0 PARCEL 384.00

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,

Mark King and JoAnne J. King, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mohammad Islam, married

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 13-B, Section 12, Cherry Hills Zone Lot Division of Lots 9, 10, 11, 12, 13 and 14, as shown on plat of record in Plat Book 2650, Page 734 (erroneously stated as Plat Book 2650, Page 734 in previous deed), said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark King and JoAnne J. King by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee for John O. Rhea, Trustee, dated April 14, 2011 and filed of record April 19, 2011 in Instrument No. 20110419-0030137, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3221 Luann Drive, Antioch, Tennessee 37013.**

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 hand and official seal at office this 3rd day of October 2022.

Mark King

JoAnne J. King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark King and JoAnne J. King, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

NOTARY PUBLIC

My Commission Expires

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Close Title
2260 Murfreesboro Pike
Nashville, TN 37217

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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 October 3, 2022.

J. Carlton Drumwright

October 3, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 3, 2022.

Notary

My Commission Expires: 12/18/22

