WARRANTY DEED

Karen Johnson Davidson County
Batch# 929442 DEEDWARR
10/13/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20221013-0112521

File No. EY-22-2749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Desiree Sailema
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

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
Gatluak Thach and Mary Nyareat Yak	**New owner**	
(NAME)	(NAME)	
6212 Bent Wood Court	**Same**	164-10-0A-297.00
(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, **Nazir Ahmad Kakar, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gatluak Thach and Mary Nyareat Yak, husband and wife**, 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:

Land in Davidson County, Tennessee being Lot No. 376 on the Final Plat, Village Seven, Summerfield Subdivision, a Planned Unit Development, of record in Instrument Number 20041130-0142175, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete and accurate legal description of said lot.

Being the same property conveyed to Nazir Ahmad Kakar, Married by Warranty deed from Larry Flowers and Laureen Flowers, Husband and Wife of record in Instrument No. 20160718-0073492 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

This is property more commonly known as 6212 Bent Wood Court, Antioch, TN 37013.

Bibiawila Kakar joins in this conveyance to convey any marital interest he/she may have in the subject property as the spouse on Nazir Ahmad Kakar.

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 7th day of October, 2022.

Nazir Ahmad Kakar

Bibiawila Kakar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2022, before me personally appeared Nazir Ahmad Kakar and Bibiawila Kakar, 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 7th day of October, 2022.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Tennessee Certification of Electronic Document

K. DeSiree Sailema, 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 **10/07/22** (date of document).

Affiant Signature

10/13/22

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **13** day of **October**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY