WARRANTY DEED

Karen Johnson Davidson County
Batch# 943119 DEEDWARR
11/21/2022 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20221121-0122897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

David Sarmiento
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 16TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/26/2024

LISA G. HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22233 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Doris Sarmiento 148 Bonnafield Drive Hermitage, TN 37076	new owner	074-08-0-164.00

For and in consideration of the sum of Three Hundred Fifty Thousand And 0/100 ($350,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ESTATE OF SHAMSHUDEEN HOSEIN AND JASMINE LEA HOSEIN AND RANDY HOSEIN AND SANDY HOSEIN AND ALAINA HOSEIN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

DORIS SARMIENTO, MARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 905 on the Plan of Hermitage Hills Subdivision, Section Eight, as of record in Book 3600, Page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Shamshudeen Hosein by Warranty Deed from Jimmy Commer and Bobby Beadle, tenants in common, dated October 12, 2012 and recorded October 16, 2012 in Instrument No. 20121016-0094493, in the Register's Office of Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20121206-0112611, in said Register's Office.

This instrument is being executed on behalf of Grantor(s) pursuant to Power of Attorney's of record as Instruments Number 20220922-0105229, 20220922-0105230, and 20220922-0105228, Register's Office for said County and State.

Hosein, Randy Hosein, Sandy Hosein, and Alaina Hosein are the Grantors herein and convey their interest in the above described property as the heirs of Shamshudeen Hosein. Jasmine Lea Hosein also joins this conveyance in her capacity as Administrator for the Estate of Shamshudeen Hosein.

This instrument is being executed on behalf of Grantor(s) pursuant to Power of Attorney's of record as Instruments Number 20220922-0105229, 20220922-0105230, and 20220922-0105228, Register's Office for said County and State.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 148 Bonnafield Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ESTATE OF SHAMSHUDEEN HOSEIN AND JASMINE LEA HOSEIN AND RANDY HOSEIN AND SANDY HOSEIN AND ALAINA HOSEIN to DORIS SARMIENTO, MARRIED WOMAN FOR THE TRANSFER OF PROPERTY LOCATED AT 148 BONNAFIELD DRIVE, HERMITAGE, TN 37076.]

Witness our/my hand on the 16th day of November, 2022.

Estate of Shamshudeen Hosein

BY: _____ Administrator of the Estate of Shamshudeen Hosein
Jasmine Hosein
Administrator

_____
Jasmine Lea Hosein, Heir

Randy Hosein - by _____, Attorney in fact
Randy Hosein, Heir, by Jasmine Lea Hosein,
Attorney-in-Fact

Sandy Hosein, by _____, Attorney-in-fact
Sandy Hosein, Heir, by Jasmine Lea Hosein,
Attorney-in-Fact

Alaina Hosein by _____, Attorney-in-fact
Alaina Hosein, Heir, by Jasmine Lea Hosein,
Attorney-in-Fact

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned, of the state and county aforesaid, personally appeared Jasmine Lea Hosein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of the Estate of Shamshudeen Hosein, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Administrator.

Witness my hand and official seal this 16th day of November, 2022.

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024

Notary Public
My Commission Expires: 11/5/24

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jasmine Lea Hosein, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2022.

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024

Notary Public
My Commission Expires: 11/5/24

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jasmine Lea Hosein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for Randy Hosein, Sandy Hosein, and Alaina Hosein, as their Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Randy Hosein, Sandy Hosein, and Alaina Hosein under said Power of Attorney.

Witness my hand and official seal this 16th day of November, 2022.

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024

Notary Public
My Commission Expires: 11/5/24

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 16th day of November, 2022 (date of document).

Affiant Signature

Date: 11/18/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 18th day of November, 2022.

Notary Public

My Commission Expires: _____

