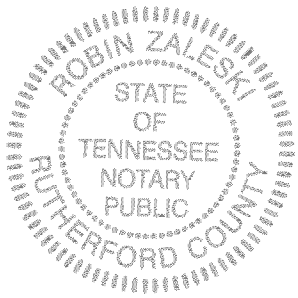
Karen Johnson Davidson County
Batch# 950436 DEEDWARR
12/12/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20221212-0128959

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 04/24/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haleema Abdullahi	New Owner	Parcel ID: 181 02 0A 278.00
(NAME)	(NAME)	
8136 Lenox Creekside Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Richards Kali Richards, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Haleema Abdullahi, a single person**, 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 Townhome Unit No. 34 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting to the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No, 20060606_0066938 in said Register's Office, said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Andrew Richards, a single man and Kali Marks, a single woman tenants in common with the right of survivorship from Richard Thompson and Hailey Thompson, husband and wife by Warranty Deed dated June 18, 2019 and recorded on June 19, 2019 in Instrument No. 20190619-0059129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8136 Lenox Creekside Dr, Antioch, TN 37013

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 our hands this 30th day of November, 2022.

Andrew Richards by Kali Richards Attorney in Fact

Andrew Richards by Kali richards, as attorney in fact

Kali Richards

Kali Richards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kaili Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Richards, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Andrew Richards, for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2022.

Notary Public

My Commission Expires:

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Laurie Becher *(custodian's name)*, 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 November 30, 2022 *(date of document)*.

Laurie Becher
Custodian's Signature

12/1/2022
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 1st day of December, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY