WARRANTY DEED

Karen Johnson Davidson County
Batch# 958031 DEEDWARR
01/05/2023 10:04:04 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20230105-0000905

W-BC-22-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Anwar Mohammad	**NEW OWNER**	
(NAME)	(NAME)	**172-08-0A-151.00-CO**
5545 Oak Chase Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF JAMES E. UTLEY, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANWAR MOHAMMAD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 151 on the Plan of Hunters Branch, Section I of record in Plat Book 6250, Page 513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connie A. Adams, and husband, James E. Utley, III by Warranty Deed from Brad King and Lee A. King, husband and wife of record in Instrument No. 20040826-0103403 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on August 26, 2004.

The said Connie A. Adams having predeceased James E. Utley, III. The said James E. Utley, III died intestate' on March 10, 2022 and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No 22P707. Jennifer Surber was appointed as Administrator by Letters of Administration.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.
- By-Laws of Hunters Branch of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter of Hunters Branch Homeowners Association of record in Book 6632, Page 424; as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Hunters Branch Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 324; Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1505 Pointer Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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(s) this the 3rd DAY OF JANUARY, 2023.

Estate of James E. Utley, III

BY: _____, Administrator
Jennifer C. Surber
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER C. SURBER, ADMINISTRATOR of the ESTATE OF JAMES E. UTLEY, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212