This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19985-DJ

Karen Johnson Davidson County
Batch# 971288 DEEDWARR
02/15/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230215-0011037

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rolin Rayne, Shannon Rayne, and Jazmyn Rayne 157 Sheila Drive Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	162-03-0-414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zindan Hussein, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jazmyn Rayne, an unmarried woman, and Rolin Rayne and Shannon Rayne, husband and wife** , hereinafter called the Grantee(s), 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. 39 on the Plan of Haywood Forest Subdivision of record in Book 5050, Page 50, revised in Book 5200, Page 2, 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 Zindan Hussein, married, by deed from Stephanie Ramsey, an unmarried woman, of record in Instrument No. 20220427-0048272, Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 27, 2022; further being the same property conveyed to Stephanie Ramsey, by deed from Peggy Ramsey, of record in Instrument No. 20141118-0106205, Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 18, 2014. Also see Warranty Deed in Instrument No. 20050216-0017641.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent

This is improved property located at: **157 Sheila Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2023.

GRANTOR:

Zindan Hussain

Zindan Hussein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zindan Hussein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-16-2024

202302150011037

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/15/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

