Karen Johnson Davidson County
Batch# 974911 DEEDWARR
02/28/2023 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230228-0014012

This instrument prepared by and after recording return to:
Semro Henry Barga Ltd.
7255 Crossleigh Ct., Suite 104
Toledo, Ohio 43617

Address of Owner/Grantee: 5220 Catspaw Dr., Antioch, TN 37013. Said persons are responsible for payment of real property taxes.

TAX ID: 183.05-0A-143.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **YOUNUS M. ISMAIL aka YOUNUS ISMAIL**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **YOUNUS M. ISMAIL and wife, BUSHRA YOUNUS, Trustees of the YOUNUS ISMAIL and BUSHRA YOUNUS Trust**, hereinafter called the Grantees, their successors and/or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO Any covenants, conditions, restrictions, reservations or easements of record, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenants or restriction is permitted by applicable law.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and/or assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

Tennessee Code Ann. 67-4-409(a)(3)(F)

This transfer is exempt from transfer recording tax according to the provisions provided in Tennessee Code Ann. 67-4-409(a)(3)(F).

WITNESS our signatures this 3rd day of February, 2023.

YOUNUS M. ISMAIL aka YOUNUS ISMAIL

Exhibit A

Land in the Davidson County, Tennessee, Being Lot No. 80 on the Plan of October Woods, Revision One, Phase Two (erroneously referred to as Phase One in Instrument No. 20130503-0045074), Section Five, a Planned Unit Development, as of record in Plat Book 9700, Page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Nina and Perre Woodhouse, wife and husband, by Quitclaim Deed dated August 21, 2006, of record as Instrument Number 20061023-0121024, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed dated March 29, 2013 and of record as Instrument No. 20130503-0045074 in the Office of the Davidson County Register.

Also being the same property conveyed to Younus M. Ismail by Special Warranty Deed dated January 2, 2014 and of record as Instrument No. 2014010-0000396 in the Office of the Davidson County Register.

Property Address: 5220 Catspaw Dr., Antioch, TN 37013
Tax Map Number: 183.05-0A-143.00

STATE OF Alabama

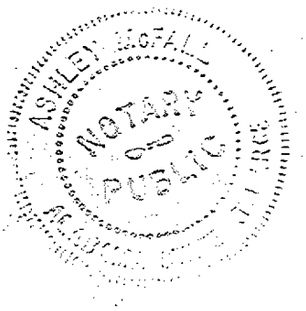
COUNTY OF Jefferson, ss:

Before me personally appeared **YOUNUS M. ISMAIL aka YOUNUS ISMAIL**, to me known to be the persons described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged the execution of the same as their free act and deed.

WITNESSED by me this 3rd day of February, 2023.

Ashley Mefall
Notary Public

My commission expires: November 9th, 2023



Certificate of Authenticity

I, **Holly M. Dye**, 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 February 28, 2023.

Name: **Holly M. Dye, Semro Henry Ltd.**

Title: **Attorney**

Date: February 28, 2023

STATE OF OHIO
COUNTY OF LUCAS

Sworn to and subscribed before me on February 28, 2023.

Notary Public:
My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

Emily Nickoll
Notary Public, State of Ohio
My Commission Expires:
October 27, 2026