Karen Johnson Davidson County
Batch# 984452 DEEDWARR
03/24/2023 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20230324-0021530

WARRANTY DEED

LINDA R. VESTAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 23RD DAY OF MARCH, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/3/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2378 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Cheng Gao and Chengcheng Zhou 224 Bateman Ave. Franklin TN 37067	Cheng Gao and Chengcheng Zhou 224 Bateman Ave. Franklin TN 37067	163-16-0C-215.00 CO

For and in consideration of the sum of Two Hundred Seventy-Five Thousand And 0/100 ($275,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

HAMA JAMAL ADAM AND NIVAR ALSHERWANI, HUSBAND AND WIFE

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

CHENG GAO AND CHENGCHENG ZHOU, HUSBAND AND WIFE

, 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 Unit No. 215 of Phase 2-B of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument's No. 20070509-0055599, 20070705-0080103, 20100122-0005543, 20100503-0033517, 20101216-0099939 (which adds Phase 2-B, and depicts the above referenced unit on Exhibit B thereto, being the Site Plan for Matlock Phase 2-B); Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618 and further including the rights, uses and benefits in the common elements and limited common elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.

Being the same property conveyed to Mohammed Al-Qaradaghi, a single man by Warranty Deed from Jones Construction, LLC, dated January 6, 2020 and recorded on January 8, 2020, in Instrument No. 20200108-0002836, in the Registers Office for Davidson County, Tennessee.

Mohammed Al-Qaradaghi also known as Mohammed Jamal Ahmed Al Quaradaghi is now known as Hama Jamal Adam pursuant to Order by the Cancery Court for Davidson County, Tennessee, File No. 21-0089-IV, filed 02/24/2021, in said Court's records.

Nivar Alsherwani, wife of Hama Jamal Adam, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property.

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 improved property known as 2308 Smedley Lane, 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 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 HAMA JAMAL ADAM AND NIVAR ALSHERWANI, HUSBAND AND WIFE to CHENG GAO AND CHENGCHENG ZHOU FOR THE TRANSFER OF PROPERTY LOCATED AT 2308 SMEDLEY LANE, ANTIOCH, TN 37013.]

Witness our/my hand on the 23rd day of March, 2023.

Hama Jamal Adam

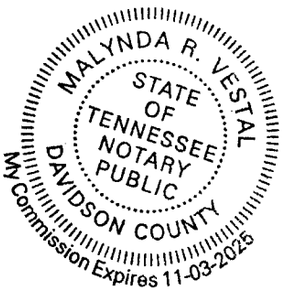
Nivar Alsherwani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hama Jamal Adam and Nivar Alsherwani, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2023.

Notary Public
My Commission Expires: 11/3/26



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 March 24, 2023 (date of document).

Date: March 25, 2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 25th day of March, 2023.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026