Karen Johnson Davidson County
Batch# 987837 DEEDWARR
04/03/2023 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20230403-0024041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-3-26
(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16201NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abdirahman Omar, Trustee for the 3405 Old Anderson Road 122 Living Trust	Abdirahman Omar, Trustee for the 3405 Old Anderson Road 122 Living Trust	136150A01200CO
(NAME)	(NAME)	
3405 Old Anderson Road Unit 122	3405 Old Anderson Road Unit 122	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA L. DEVINE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDIRAHMAN OMAR, TRUSTEE FOR THE 3405 OLD ANDERSON ROAD 122 LIVING TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plan of Watercrest Townhomes Phase 1,

of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Patricia Louise Devine, unmarried by Warranty Deed dated 12/27/2004 from James E. Epps, unmarried, of record in Instrument Number 20050103-0000719, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3405 Old Anderson Road Unit 122, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 31st day of March 2023.

Patricia L. Devine

Patricia L. Devine

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of March 2023, before me personally appeared **Patricia L. Devine** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of March 2023

Commission Expires: 8/3/24

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 3/31/2023 (date of document).

Affiant Signature
Date 3/31/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY