Karen Johnson Davidson County
Batch# 988903 DEEDWARR
04/05/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20230405-0024805

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P23-0082-D

WARRANTY DEED

Address of New Owners:
Mustafa Jaafar
847 Reeves Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Edward Lee Hiland and wife, Sue Jennings Hiland

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

hereinafter called the Grantees, 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. 206 on the Plan of Section 2, Debra Heights, of record in Book 3700, Page 39, Register's Office for said county.

Said Lot No. 206 fronts 75 feet on the Southerly side of Reeves Road and extends back 158.46 feet on the Westerly line and 158.02 feet on the Easterly line to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Edward Lee Hiland and wife, Sue Jennings Hiland by deed from John Williams and wife, Frances Williams, dated January 7, 1971 and of record in Book 4472, Page 775, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Reeves Road.

This property is subject to all matters as shown on a plat of record in Plat Book 3700, Page 39, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions of record in Book 3949, Page 404, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 847 Reeves Road, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO: 2023 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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.

Edward Lee Hiland executes this instrument on behalf of Sue Jennings Hiland pursuant to a Specific Power of Attorney filed for record in Instrument Number ____202304050024804_____, in the Register's Office of Davidson County, Tennessee.

Witness our hands this the 31st day of March, 2023.

Edward Lee Hiland

Sue Jennings Hiland

BY: _____
Edward Lee Hiland, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Lee Hiland, individually and as Attorney in Fact for Sue Jennings Hiland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2023.

Heather Bennett
Notary Public

My Commission Expires:_____

HEATHER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-18-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $368,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2023.

Notary Public

My Commission Expires:_____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES 03/02/25

Map/Parcel: 148 16 0 033.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 31, 2023.

J. Carlton Drumwright

March 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY