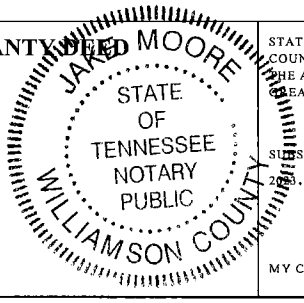
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $534,900 00

Autumn Jobman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF APRIL, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-21-26

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2901LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick Jobman and Autumn Jobman		
1600 Crosswind Place		172 15 0A 182 00
Nashville, TN 37211		

FOR AND IN 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,

DIYAR ABDULLAH ABDULKADER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK JOBMAN AND AUTUMN JOBMAN, HUSBAND AND WIFE

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 218 on the Plan of Section Ten, Holt Woods of record in Plat Book 9700, Page(s) 281 and 282, in the Registers 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 Diyar Abdullah Abdulkader, by Quitclaim Deed from Seerwan Habeeb, of record in Instrument No 20201230-0154719, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 30, 2020.

Being the same property conveyed to Diyar Abdullah Abdulkader and Seerwan Habeeb, wife and husband, by Warranty Deed from Donald J Knoch and wife, Marcia E. Knoch, of record in Instrument No. 20170502-0042940, in the Register's Office of Davidson County, Tennessee, dated May 01, 2017 and recorded on May 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land
4. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
6. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records

Karen Johnson Davidson County
Batch# 992999 DEEDWARR
04/18/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.13
20230418-0028246

7. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

8. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Ten, Holt Woods, as recorded in Plat Book 9700, Page(s) 281-282.

11. Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22, as amended in Instrument No. 20190624-0060843.

12. Declaration of Covenants, Conditions and Restrictions recorded in Book 10256, Page 506 and re-recorded in Book 10258, Page 142.

13. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.

This is improved property known as 1600 Crosswind Place, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 14th day of April, 2023.

Diyar Abdullah Abdulkader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DIYAR ABDULLAH ABDULKADER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2023.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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

I, Emma Howard, 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 4/14/23 (date of document).

Emma Howard

Affiant Signature

Date: 4/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

