#16806

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 1003012 DEEDWARR
05/15/2023 08:49:04 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230515-0035806

Name and Address of New Owner:
Sena Hasan and Nareen Najman
4928 Shihmen Drive
Antioch, TN 37013

Send Tax Statements To:
SWBC Mortgage
9311 San Pedro #100
San Antonio TX
78216

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23040572

Map and Parcel: 162 08 0 057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gates Real Estate Holdings, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sena Hasan, an unmarried man and Nareen Najman, an unmarried woman as tenants in common with rights of survivorship**, 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, and being all of Lot No. 109, Antioch Park, Section 3, according to survey and plat of same appearing of record in Book 4460, page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to W Gates Real Estate Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record in Instrument Number 20220330-0036519, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Antioch Park of record in Book 4519, page 933; All matters as set forth per plat of record in Book 4460, page 25, said Register's Office.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4928 Shihmen Drive, 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 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 assigns, 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 our hand this 12th day of May, 2023

Gates Real Estate Holdings, LLC
William D. Coffee, Sole member
BY: _____
William D Coffee
Sole Member

State of Texas

County of Brazoria

Personally appeared before me, a notary public in and for the state and county aforementioned, William D. Coffee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Gates Real Estate Holdings, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal this 12th of May, 2023.

Marie Ward
Notary Public
My Commission Expires: 10/24/2023

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00.

William D. Coffee, Sole member
Affiant Signature

Subscribed and sworn to before me, this 12th day of May, 2023.

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2023

Marie Ward
Notary Public
My Commission Expires: 10/24/2023

Notarized online using audio-video communication

Certificate of Authenticity

I, Victor Hazelwood, 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 5-12-23.

Date

Affiant Signature

5-12-23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

