WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008053 DEEDWARR
05/26/2023 09 54.38 AM 2 pgs
Fees $13 00 Taxes $2,220.00

20230526-0039835

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Raymond Mohamed Parbatie Mohamed	same as new owner	069-02-0 045 00
(NAME)	(NAME)	
4219 Drakes Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Vivian J. Fielder, single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymond Mohamed and Parbatie Mohamed,** 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. 83 on the Plan of Enchanted Hills, Section II of record in Plat Book 3700, Page 27, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 83 fronts 140.67 feet on the southerly margin of Drakes Drive and runs back between lines, the westerly line being 205.9 feet and the easterly line being 250.4 feet to a line in the rear measuring 236.2 feet thereon.

Being the same property conveyed to Fred C Fielder and wife, Vivian J Fielder by deed of record in Book 3947, Page 328, Register's Office for Davidson County, Tennessee The said Fred C Fielder died July 21, 2018 leaving Vivian J Fielder as the surviving tenant by the entirety

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record

unimproved ☐

This is improved ☑ property, known as 4219 Drakes Hill Drive, Nashville, TN 37218
(House Number) (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 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

Witness my/our hands this 24th day of May, 2023

Vivian J Fielder

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Vivian J Fielder the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal this 24th day of May, 2023

Notary Public Lori Holloway
My Commission Expires 11-28-26

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026

File No 22728

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-RF-23-4219