#F1683a

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011041 DEEDWARR
06/05/2023 09 34 23 AM 2 pgs
Fees $13 00 Taxes $1,036 00

20230605-0042242

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES 12-16-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Zindan Garmavi	U.S. Bank	**16210016800**
(NAME)	(NAME)	
128 Blackpool dr.	9380 Excelsior Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Hopkins, MN 55343	
(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, We, **Wahid Omer Amin (formerly known as Ramazan Abdulrahman) and wife, Delila Y. Fetah,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zindan Garmavi, a married man,** 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

Being Lot No 173 on the Plan of Brook-View Estates, Section 2, as of record in Book 4460, Page 163, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Ramazan Abdulrahman and wife, Delila Y Fetah, by deed dated 4/11/2003 of record in Instrument No 20030417-0051176, Register's Office for Davidson County, Tennessee The said Ramazan Abdulrahman changed his name to Wahid Omer Amin A petition for name change filed in United States District Court for the Middle District of Tennesse Wahid Omer Amin being one and the same as Ramazan Abdulrahman

unimproved ☐

This is improved ☑ property, known as 604 Roxanne Dr., Antioch, TN 37013
(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 2nd day of June, 2023

WAID OMAR AMIN
Wahid Omer Amin

Delila Y. Fetah
Delila Y Fetah

State of Tennessee
County of Davidson

Personally appeared before me Wahid Omer Amin and Delila Y Fetah, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 2nd day of June, 2023

Notary Public
My Commission Expires 12-16-2025
File No 16830

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY