Karen Johnson Davidson County
Batch# 1016650 DEEDWARR
06/20/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20230620-0046635

Name and Address of New Owner:
Jermaya Patterson
15 Sycamore Court
Antioch, TN 37013

Send Tax Bills To:
New owner
15 Sycamore Ct
Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-16-0A-060-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bieri S. Abdulah, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jermaya Patterson**, "the Grantee," the following described real estate in Davidson County, Tennessee:

The land referenced to herein below is situated in the County of Davidson County, State of Tennessee, and is described as follows: Being a part of the plan of Mill Creek Club, Phase 1, Section I, as of record in Book 4860, Page 11, Register's Office for said County; the part hereby conveyed; Unit No. 15, Building No. 13, known as 15 Sycamore Court, as shown in and described by said Plan. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, Register's Office for Davidson County, including without limitation such unit's undivided percentage interest in the land and general common elements, said Master Deed having been amended in Book 5000, Page 607, and Book 5101, page 809, said Register's Office.

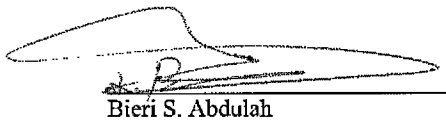
Being the same property conveyed to Bieri S. Abdulah, by Special Warranty Deed dated March 7, 2012 from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, INC., Asset-Backed Certificates, Series 2004-7, recorded March 15, 2012 in Instrument No. 20120315-0022152 in the Register's Office.

Grantor is married, however subject property is not now, nor has ever been a marital residence and as such is not subject to any homestead, dower, or marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of June, 2023.

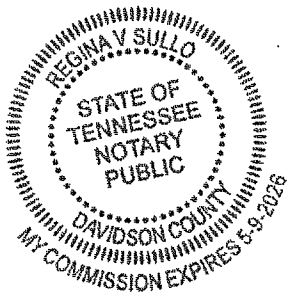


(SEAL)
Bieri S. Abdulah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared Bieri S. Abdulah, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2023.



Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

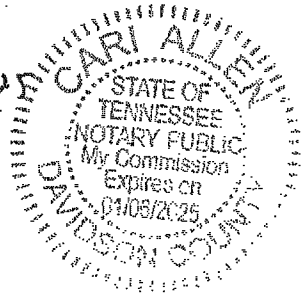
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13th day of June, 2023.

Notary Public
My commission expires: 1-6-2
File No. 2023-6067-RS



Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ June 13, 2023.

Affiant Signature

6/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of ~~April,~~ June 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. CARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026