WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030266 DEEDWARR
07/25/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230725-0057222

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$425,000.00~~

Affiant.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nisar A Mohammadi	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
(NAME)	(NAME)	134030AT2300CO
6765 Sugar Hill Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stevie Ames, Jr., Odianosae L. Ames, Terrell A. Ames, Julian L. Rivers, Stephen A. Rivers** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nisar A. Mohammadi,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 123 ON THE PLAN OF INDIAN CREEK ESTATES, SECTION 5, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20030424-0055115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN AREFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Stevie Ames, Stevie Ames, Jr., Odianosae L. Ames, Terrell A. Ames, Julian L. Rivers and Stephen A. Rivers, as tenants with full rights of survivorship, by virtue of that certain Quit Claim Deed dated April 25, 2023, and being of record at Instrument No. 20230425-0030381, in the the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Stevie Ames, an unmarried man by virtue of Warranty Deed dated January 28, 2016 at Instrument No. 20160203-0010493, in the Register's Office of Davidson County, Tennessee.

Stevie Ames died on May 4, 2023. Grantors warrant that this is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7408 Stecoah St. 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 hand this 24th day of July, 2023.

Stevie Ames, Jr.

Odianosae L. Ames

Terrell A. Ames

Julian L. Rivers

Stephen A. Rivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Stevie Ames, Jr., Odianosae L. Ames, Terrell A. Ames, Julian L. Rivers, and Stephen A. Rivers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2023.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 7/24/23.

Affiant Signature

7/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of July, 2023.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25