This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 1039263 **DEEDWARR**
08/16/2023 03 14 20 PM 2 pgs
Fees $13 00 Taxes $954 60
20230816-0063994

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $258,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of Aug., 2023

Notary Public

My Commission expires 07 / 09 / 24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Hasan Al Siraj
5170 Hickory Hollow Parkway #124
Antioch, TN 37013

SEND TAX BILLS TO:
Hasan Al Siraj
5170 Hickory Hollow Parkway #124
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 163050B18300CO

WARRANTY DEED
23NT00696

Effective the 15th Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tallisha Tucker

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hasan Al Siraj, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 180, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property as conveyed to Tallisha Tucker by Warranty Deed from Knowlton R. Roberts, sole heir of Randolph Roberts dated 10/27/2017 recorded 10/31/2017 in Document Number 20171031-0111514, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5170 Hickory Hollow Pkwy Unit 124, Antioch, TN 37013-3092

This conveyance is made subject to restrictions of record in Book 10719, page 425, book 11167 page 757, instrument no. 20011016-00112643; instrument no. 200980304-0021743, instrument no.20110208-0011084, instrument no 20140902-0079467, instrument no. 20141231-00119109, instrument no. 20160223-0017010; instrument no 20161028-0113925, instrument no 20050131-0011265 and book 10719, page 419 AND easement of record book 11378, page 991 and document no. 20170206-0012426, Register's Office for Davidson county, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the _____ day of _____, _____

Tallisha Tucker

Tallisha Tucker

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tallisha Tucker,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires. 1 / 25 / 26

