RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No. QTN-16077-2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-R06-23-3360

Karen Johnson Davidson County
Batch# 1040485 DEEDWARR
08/21/2023 11 34 07 AM 2 pgs
Fees $13 00 Taxes $1,168 83

20230821-0064968

WARRANTY DEED

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,900 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2023

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mulki Hussein Mohamud and Jeremy Travis Smith 3360 Country Way Road Antioch, TN 37013	New Owner	150-07-0-156

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($315,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL H. WOODKE AND WIFE, BARBARA M. WOODKE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MULKI HUSSEIN MOHAMUD AND JEREMY TRAVIS SMITH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit·

Land in Davidson County, Tennessee, being Lot No 196 on the Plan of Section Five, The Country, of record in Book 5200, page 271, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael H Woodke and wife, Barbara M. Woodke, from John Collett and wife, Mary F Collett, by Warranty Deed dated March 21, 1986 and recorded March 25, 1986 in Book 6812, page 23; and re-recorded April 17, 1988 in Book 6831, page 863, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved **X**___ improved property, known as: **3360 Country Way Road, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of August, 2023

GRANTOR(S)

Michael H. Woodke

Barbara M. Woodke

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Michael H. Woodke and Barbara M Woodke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of August, 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES SEPTEMBER 28, 2026