Karen Johnson Davidson County
Batch# 1056336 DEEDWARR
10/03/2023 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20231003-0077462

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AbdulKareem Mohammed	New Owner	
(NAME)	(NAME)	16203004700
8037 Maggie Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Glenda Hairston, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AbdulKareem Mohammed, unmarried,** 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. 227 on the Plan of Antioch Park Subdivision, Section 2, as of record in Book 3842, Page 240, Register's Office for said county.

Said Lot No. 227 fronts 43.63 feet along the curve of the northwesterly margin of Shihmen Court and extends back a total of 242.40 feet along a broken line on the northeasterly side and 200.0 feet on the southwesterly line, to a line in the rear on which it measures 165.00 feet.

Being the same property conveyed to Bobby Hairston and Glenda Hairston, husband and wife, by virtue of that certain Warranty Deed dated March 8, 1993, and being of record at Book 8884, Page 280 in the Register's Office of Davidson County, Tennessee. Bobby Hairston having since died June 1, 2022 leaving Glenda Hairston as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County, Tennessee Register of Deeds, 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 131 Shihmen Ct. 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 21 day of September, 2023.

Glenda Hairston

Glenda Hairston

STATE OF INDIANA
COUNTY OF Clark

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Glenda Hairston**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of September, 2023.

Notary Public

My Commission Expires: 10-08-2029

NOTARY PUBLIC NOTARY SEAL STATE OF INDIANA

JEREMY EILER
Notary Public
State of Indiana
Commission Expires 10/08/2029
Commission Number: NP0648150

Certificate of Authenticity

I, Holly K 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 9/26/23.

Holly K Mason
Affiant Signature

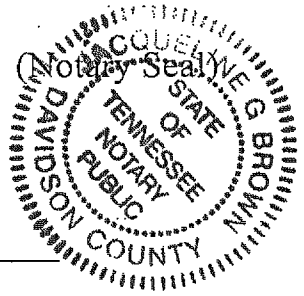
9/29/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of September, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)



My Commission Expires: 11/3/25