Advantage Title
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

17057

Karen Johnson Davidson County
Batch# 1077102 DEEDWARR
12/01/2023 09:51:51 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20231201-0092778

The actual consideration or value for this transfer is $ 520,000.00 .

Yusuf Ahmed
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29 day of NOVEMBER, 2023.

NOTARY PUBLIC
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
YUSUF AHMED, & ALAN AHMED 1612 Braebury Cir. Nashville, TN. 37211	New Owner	053.07.0 / 069.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by YUSUF AHMED and ALAN AHMED, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, BRANDON D. LOGUE, an un-married man, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

YUSUF AHMED and ALAN AHMED, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

All that certain parcel of land in Davidson County, Tennessee as more fully described in Book 8957, page 631, ID # 53-07-69, being known and designated as Lot 6, Block 1, Plan of Dabbs and Elliot Subdivision No. 1 filed in Plat Book 547, page 97, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description of said Lot.

Being all the same property conveyed to Brandon D. Logue by Warranty deed from Michael O'Neill, a/k/a Michael W. O'Neill, dated 8/13/2010 and of record as Instrument 20100816-0064694, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Any Taxes due on the property shall be paid at closing.

This is improved property known as: 107 22ND St., Old Hickory, TN 37138.

Witness my hand this 29th day of NOVEMBER, 2023.

BRANDON D. LOGUE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named BRANDON D. LOGUE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 29 day of NOVEMBER, 2023.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEAL

My Commission Expires: 03/06/2024

****

WARRANTY DEED

From:
BRANDON D. LOGUE
un-married

To: **YUSUF AHMED**
and
ALAN AHMED

Property:
107 22ND St.
Old Hickory, TN 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000

Johnny@LjeLaw.com