Name and Address of New Owner:
Colm Keenan and Laura Lindquist
113 Hollow Court
Franklin, TN 37067

Send Tax Bills To:
Colm Keenan and Laura Lindquist
113 Hollow Court
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1078822 DEEDWARR
12/05/2023 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20231205-0094065

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 147-16-0-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebwar Fatah and Shahrazad Taha, husband and wife**, "the Grantor, "transfers day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colm Keenan and Laura Lindquist, husband and wife**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 230, on the Plan of Fairlane Park, Section III, as shown on plat of record in Plat Book 2331, pages 145 and 146, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rebwar Fatah and wife, Shahrazad Fatah by Warranty Deed dated July 25, 2006, from Bonnie Lunn, unmarried, recorded August 6, 2006, in Book 20060803-0095005, in the Official Records of Davidson County, Tennessee.

Shahrazad Taha erroneously took title as Shahrazad Fatah. Reference to both names refer to both one and the same individual.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, 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 355 Fairlane Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2023.

_____(SEAL)
Rebwar Fatah

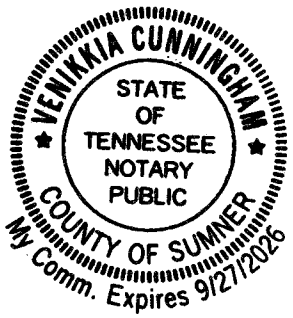
_____(SEAL)
Shahrazad Taha

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of December, 2023, before me personally appeared Rebwar Fatah and Shahrazad Taha, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

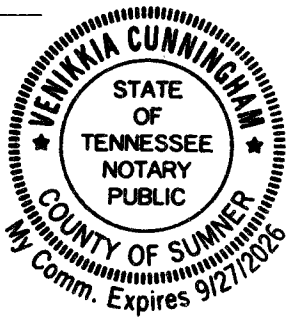
Rebwar Fatah

Shahrazad Taha

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day of December, 2023.

Notary Signature
My commission expires:



True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/1/23 (date of document).

L. Broner McCoy
Date: 12/1/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 1st day of December, 2023.

NOTARY PUBLIC
My Commission expires: 2·5·2025

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY