SPECIAL WARRANTY DEED

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-08-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

K.G. Kelchner, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammed Mohammad	New Owner	14904026200
(NAME)	(NAME)	
1877 Anna Lee Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **K.G. Kelchner, Trustee of The 712 Clearwater Ct Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohammed Mohammad,** hereinafter called the GRANTEES, their 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 Number 14B, Revised Zone Lot Division Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, page 256, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to K.G. Kelchner, Trustee of The 712 Clearwater Ct. Trust, by deed of record in Instrument No. 20200723-0081037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

Karen Johnson
Batch # 1084576
12/21/2023 09:49:50 AM
Fees: $13.00 Taxes: $899.10

Davidson County
DEEDWARR
2 pgs

20231221-0098411

unimproved ☐

This is improved ☑ property, known as 712 Clearwater Court, Nashviille, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 20th day of December, 2023.

The 712 Clearwater Ct Trust

K.G. Kelchner, Trustee

By: K. G. Kelchner, Trustee

State of Tennessee
County of Davidson

On this the 20th day of December, 2023, before me, personally appeared K.G. Kelchner as Trustee for the 712 Clearwater Ct. Trust to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 20th day of December, 2023.

Hilary Johnson

Notary Public
My Commission Expires: _____

File No.: 17065

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026