This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21722-MC

Karen Johnson Davidson County
Batch# 1099172 DEEDWARR
02/08/2024 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20240208-0008945

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2024.

Notary Public
My Commission Expires: 3/5/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keiandrea Mays 3388 Oak Trees Court Antioch, TN 37013	Towne Mortgage Company P.O. Box 7063 Troy, MI 48007-7063	150-07-0-459.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sivan Silo, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Keiandrea Mays, a married woman**, hereinafter called the Grantee(s), his/her/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 No. 61B on the Plan of Zone Lot Division, Lot No. 61, Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 375, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sivan Silo, a married woman by Warranty Deed from Whithworth Real Estate LLC of record in Instrument No. 20190327-0027399 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 27, 2019.

Hikmat Khalaf joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **3388 Oak Trees Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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; 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2024.

GRANTOR:

Sivan Silo

Hikmat Khalaf

STATE OF Nebraska
COUNTY OF Lancaster

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sivan Silo and Hikmat Khalaf, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2024.

Sarah Yoakum
Notary Public
My Commission expires: 9-4-2027

GENERAL NOTARY - State of Nebraska
SARAH YOAKUM
My Comm. Exp. September 4, 2027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/6/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/6/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM