Karen Johnson Davidson County
Batch# 1100680 DEEDWARR
02/13/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240213-0010097

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Baren Yassin	New Owner	172-08-0A-004.00 CO
(NAME)	(NAME)	
5805 Labrador Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $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 **Robert K. Stedman and wife, Sarah A. Stedman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Baren Yassin, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Section One, Hunters Branch, of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT K. STEDMAN AND WIFE, SARAH A. STEDMAN, by deed from EARL C. HALL AND WIFE, MARGARET HALL, of record in Book 7554, page 823, dated May 25, 1988, said Register's Office.

ROBERT K. STEDMAN conveyed his interest in said property to SARAH A. STEDMAN, by Quitclaim Deed of record in Book 8688, page 841, dated July 27, 1992, said Register's Office.

SARAH A. STEDMAN conveyed said property to ROBERT K. STEDMAN AND WIFE, SARAH A. STEDMAN, by Quitclaim Deed of record in Book 10853, page 976, dated March 20, 1998, said Register's Office.

This property is __unimproved _X_improved property known as: 5805 Labrador Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of February, 2024.

Robert K. Stedman

Sarah A. Stedman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert K. Stedman and Sarah A. Stedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/9/2024.

Affiant Signature – Joshua A. Terry

2/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/13/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27