Karen Johnson Davidson County
Batch# 1108911 DEEDWARR
03/08/2024 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,784.87
20240308-0016155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,396.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2024.

_____
Notary Public
MY COMMISSION EXPIRES: 1/28/2027
File No. 23-19145

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abdulkhalik Abdi and Farhiya Mohamud (NAME)	Guidance Residential, LLC (NAME)	32-16-B-58
2108 Creekland View Blvd. (STREET ADDRESS)	11107 Sunset Hills Road, Suite 300 (STREET ADDRESS)	
Nashville, TN 37027 (CITY) (STATE) (ZIP)	Reston, VA 20190 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdulkhalik Abdi, an unmarried man, and Farhiya Mohamud, an unmarried woman, as tenants in common with rights of survivorship**, 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:

Being Lot 58, on the plan of Heritage Creek, Phase 2, as shown by plat of record in Instrument No. 20230510-0034999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation, from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of The Testamentary Trusts under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee general partnership, and Edward C. Galbreath, Jr., by Special Warranty Deed dated January 31, 2020, filed of record on January 31, 2020, in Instrument No. 20200131-0011678, Register's Office for Davidson County, Tennessee.

Clayton Properties Group, Inc., a Tennessee business corporation and Clayton Properties Group, Inc., a Tennessee corporation being one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property known as 2108 Creekland View Boulevard, Nashville, TN 37207

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.

Witness my/our hand(s) this 7th day of March, 2024.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
Courtney Barnes, Authorized Agent

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Courtney Barnes, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2024.

_____
Notary Public
My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/7/24 (date of document).

Affiant Signature

3/7/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY