WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111283 DEEDWARR
03/14/2024 11:07:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20240314-0017717

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF MARCH, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3107LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Iman Q. Ahmed and Yusuf Kestay	SWBC Mortgage Corp	173-05-0-A-118.00
1928 Shaylin Loop	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RIDVAN A ABDULKADER*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

IMAN Q. AHMED, AN UNMARRIED WOMAN AND YUSUF KESTAY, AN UNMARRIED MAN, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1928 Shaylin Loop, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand on the 12th day of March, 2024.

Ridvan A. Abdulkader

Ridvan A Abdulkader

STATE OF Tennessee
COUNTY OF Hickman

Personally* appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RIDVAN A ABDULKADER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. * Personally appeared" shall mean: Personally appeared by audio-video communication

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 12th day of March, 2024.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC B STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

file # 24-3107LA

24-3107LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 118, Barnes Crossing, as shown on Exhibit "D" of Instrument Number 20050721-0084791, amended at Instrument Number 20051114-0136938, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ridvan A. Abdulkader, unmarried man by Warranty Deed from Morgan K. Murphy, n/k/a Morgan K. Ward and Michael Ward, wife and husband, recorded August 19, 2016 in Instrument Number 20160819-0086940, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privilege, immunities, right of way, and easements associated r appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.
7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
10. Covenants, conditions, restrictions, easements, setback and building lines and any amendments thereto as disclosed in the Plat of Barnes Crossing, in as shown on Exhibit "D" of Instrument Number 20050721-0084791, and as amended in Instrument Number 20051114-0136938, in the Davidson County, Tennessee Register's Office. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604.
11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Instrument Number 20050721-0084791, re-recorded in Exhibit "D" in Instrument Number 20050805-0092480, and as amended in 20051114-0136938; and Boundary Plat recorded in Instrument Number 20050128-0010427, and as amended in Instrument Number 20071227-0147998, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
12. Easement and rights incidental thereto as granted in a document recorded in Instrument Number 20060117-000617, Register's Office for Davidson County, Tennessee Official Records.
13. Easement and rights incidental thereto as granted in a document recorded in Instrument Number 20050811-0095171, Register's Office for Davidson County, Tennessee Official Records.
14. Easement and rights incidental thereto as granted in a document recorded in Instrument Number 20131021-0109630, Register's Office for Davidson County, Tennessee Official Records.
15. Easement for the flow of the waters of the Mill Creek, and the rights of public therein.
16. Water rights, claims to water, whether or not shown by the public records.

I Lisa Allard, 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 March 13, 2024.

Lisa Allard March 13, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 13, 2024.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY