Karen Johnson Davidson County
Batch# 1113034 DEEDWARR
03/20/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,684.24
20240320-0019261

WARRANTY DEED

2024-02-1502

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,200.00

Jennifer Russell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of March, 2024.

(Affix Seal) Notary Public

My Commission Expires: 6/13/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles A. Zimmerman and Darby Zimmerman 7012 Cotton Blossom Lane Nashville, TN 37221	OWNER	Map/Parcel 141 15 0A 036.00

For and in 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, **Mahadi Kadam Al Moula, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Zimmerman and Darby Zimmerman, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Lot No. 60 on the Plan of SECTION I, ROLLING RIVER ESTATES, of record in Book 4860, page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mahdi K. Ahmad, unmarried, by Warranty Deed from Christopher N. Elliott and wife, Valarie A. Pratt-Elliott, of record in Instrument No. 20090910-0084857, in the Register's Office of Davidson County, Tennessee, dated September 08, 2009 and recorded on September 10, 2009.

Being the same property conveyed to Mahadi Kadam Al Moula, unmarried, by Quitclaim Deed from Mahdi K. Ahmed (now known as mahadi Kadam Al Moula), unmarried, of record in Instrument No. 20100506-0034334, in the Register's Office of Davidson County, Tennessee, dated May 04, 2010 and recorded on May 06, 2010.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7012 Cotton Blossom Lane, Nashville, TN 37221.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

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.

Shymaa M. Al Moula, wife of Mahadi Kadam Al Moula, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property.

Effective the 14 day March, 2024.

Mahadi Kadam Al Moula

Shymaa M. Al Moula

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of March, 2024, before me personally appeared Mahadi Kadam Al Moula and Shymaa M. Al Moula, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Danielle Watson, 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 3/14/24.
Date

Affiant Signature

3/14/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 14th day of March, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

