This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22510-RR

Karen Johnson Davidson County
Batch# 1132244 DEEDWARR
05/08/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20240508-0033701

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

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

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mozafar Yousef & Shaho Hamadamin<br>4 Hickory Court<br>Antioch, TN 37013 | AmeriSave Mortgage Corporation<br>3525 Piedmont Road NE<br>8 Piedmont Center, Suite 600<br>Atlanta, GA 30305 | 162-16-0A-072.00-CO |

# 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, **Tony Patton, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mozafar Yousef, an unmarried man and Shaho Hamadamin, an unmarried man, as joint tenants with rights of survivorship,** 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, State of Tennessee, being a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, Page 103, Register's Office for said County, the part hereby conveyed being Unit No. 4, Building No. 15, known as 4 Hickory Court, as shown in and described by said plan; together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed establishing a horizontal property regime of Mill Creek Club, Phase 1, Section 1, including the by-laws thereunto attached recorded in Book 4887, Page 961, as amended by instruments of record in Book 5000, Page 607; Book 5101, Page 809; Book 6396, Page 504; and further amended and restated establishing a horizontal property regime of Hickory Hollow Condominiums or record in Book 10468, Page 653; Book 10468, Page 691 as amended in Instrument No. 20080619-0063138; Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, and said Register's Office.

Being the same property conveyed to Tony Patton, a married man by Warranty Deed from Holt Properties, LLC of record in Instrument No. 20231031-0084998 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on October 31, 2023.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4 Hickory Court, Antioch, TN 37013**



202405080033701

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 May, 2024.

GRANTOR:

Tony Patton

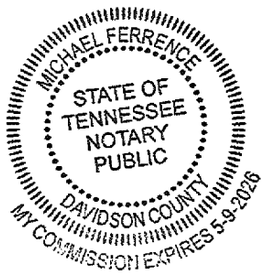
Tony Patton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony Patton, 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 May, 2024.

Notary Public
My Commission expires: 5-9-2026



**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 5/6/24 (date of document).

Emma Howard
Affiant Signature

5/6/24
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL