Karen Johnson Davidson County
Batch# 1133175 DEEDWARR
05/09/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240509-0034283

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$369,999.00**

Subscribed and sworn to before me this 8 day of May, 2024.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Muhammad Kanakrieh **2321 Whites Creek Pike** **Nashville, TN 37207**	Renasant Bank 2001 Park Place Ste. 150 Birmingham, AL 35203	070-04-0-114.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tiffany J. Williams and Anthony Williams, wife and husband**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Muhammad Kanakrieh, an ummarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled Dewey Heights Addition, Haynies Subdivision, of record in Plat Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BEVERLY F. WOODLAND, by deed from WILLIAM PATTON, JR., of record in Instrument No. 20050301-0022460, dated February 28, 2005, said Register's Office. The said BEVERLY F. WOODLAND having since died intestate on or about February 27, 2021 leaving said property to her sole Heir-at-Law, TIFFANY J. WILLIAMS. For further reference see Affidavit of Heirship of record in Instrument No.20220718-0081983, said Register's Office.

This is improved property known as: 2321 Whites Creek Pike, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 6 day of May, 2024.

Tiffany J. Williams

Anthony Williams

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, ~~**Tiffany J. & Anthony Williams**~~ Tanyce A. Davis, a Notary Public in and for said County and State, **Tiffany J. Williams and Anthony Williams,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the **6th** day of May, 2024.

My Commission Expires: **05/06/2024**

NOTARY PUBLIC **Tanyce A. Davis**

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 6th day of May, 2024.

Affiant Signature

Date 5/7/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027