WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139253 DEEDWARR
05/24/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20240524-0038912

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Meran Abdullah	SEND TAX BILLS TO: new owner	
(NAME)	(NAME)	
5834 Petersburg Ln	5834 Petersburg Ln	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Prefab Wholesalers Group, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Meran Abdullah**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I - 0 Moss Rd, Antioch, TN 37013 - M&P 163-00-0-012.00

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Shields Antioch Land of record in Plat Book 57, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed dated May 22, 2024 **of record at Instrument No.** _202405240038911_ **in said Register's office, Tennessee. Being previously conveyed to Destiny Land USA, LLC by Substitute Trustee's Deed from Thomas H. Dickenson, Substitute Trustee of record in Instrument No. 20240201-0007003 Register's Office for Davidson County, Tennessee, dated January 9, 2024 and recorded on February 1, 2024.**

TRACT II - 0 Riverwatch Trace, Sparta, TN 38583 - M & P 070-186.00

Land in DeKalb County, Tennessee, being Lot No. 23 on the Plan of Mountain Harbour Pointe, Phase 4 of record in Plat Slide 1, Page 227N, in the Register's Office for DeKalb County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed dated _____ of record at Book _____, Page _____ in said Register's office, Tennessee. Being previously conveyed to to Destiny Land USA, LLC by Substitute Trustee's Deed from Thomas H. Dickenson, Substitute Trustee of record in Book 564, page 127, Register's Office for DeKalb County, Tennessee, dated January 9, 2024 and recorded on January 12, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County and DeKalb County, Tennessee, and all other matters of record, including all items set out on any applicable plat of 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. 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 this 22nd day of May, 2024.

Prefab Wholesalers Group, LLC

By: Kimani Churn, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Kimani Churn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **_Sole Member of Prefab Wholesalers Group, LLC** the within named bargainer, and that he/she as such **Sole Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Prefab Wholesalers Group, LLC** by himself/herself as **Sole Member**.

WITNESS my hand and official seal at office this 22nd day of May, 2024.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A. Mason, 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 May 22, 2024.

Affiant Signature

5/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

