Karen Johnson Davidson County
Batch# 1142494 DEEDWARR
06/04/2024 07:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20240604-0041378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,000.00.**



AFFIANT
SUBSCRIBED AND SWORN TO ME ON 3RD DAY OF JUNE, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5.9.2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 2720 - SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Tal Geni 1965 Shaylin Loop Antioch, TN 37013	NEW OWNER	173-05-0A-248.00CO

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And 0/100 ($295,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

TAL GENI, UNMARRIED PERSON

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 248, on the plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit "A" of the Master Deed of recorded Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to MHRT Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Mayyadah Alwiswasee, married of record in Instrument No. 20230313-0017943, dated February 23, 2023, and recorded March 13, 2023, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Mayyadah Alwiswasee, married by Quitclaim Deed from Hussein Alnuaimi, married of record in Instrument No. 20220324-0034218, dated March 16, 2022, and recorded March 24, 2022, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Hussein Alnuaimi and Mayyadah Alwiswasee, husband and wife by Warranty Deed from Daniel Mark

Atkeson and Erin E. Atkeson, husband and wife of record in Instrument No. 20140822-0076578, dated August 7, 2014, and recorded August 22, 2014, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1965 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to TAL GENI, AN UNMARRIED PERSON FOR THE TRANSFER OF PROPERTY LOCATED AT 1965 SHAYLIN LOOP, ANTIOCH, TN 37013.]

Witness our/my hand on the 3rd day of June, 2024.

MHRT Group, LLC,
a Tennessee limited liability company

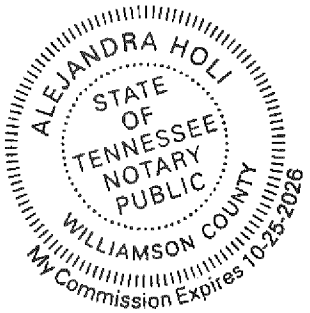
By: Alwiswasee Mayyadah
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Member, 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 the Mayyadah Alwiswasee of MHRT Group, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as MHRT Group, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 3rd day of June, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 3, 2024 (date of document)

Regina Sullo

Affiant Signature

June 3, 2024

Date

State Of TN

County of Davidson

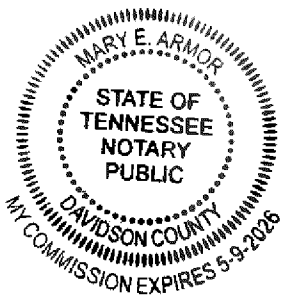
Sworn and subscribed before me this 3rd day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202406040041378