Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

* Yusuf Ahmed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: _____.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-26

Karen Johnson
Batch # 1149755
06/24/2024 12:08:02 PM
Fees: $13.00 Taxes: $703.00

Davidson County
DEEDWARR
2 pgs

20240624-0046746

This area for recording stamp

(AFFIX SEAL)

MST 2024-0796

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Yusuf	NEW OWNER	148-06-0-159.00
(NAME) 1612 Braeduff Cir ~~307 Max Court~~	(NAME)	
(ADDRESS) Nashville ~~Antioch, TN 37013~~ TN 37211	(ADDRESS)	
(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, WE, **Janet B. Gordon and husband Larry G. Gordon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahmed Yusuf, married,** HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 24-B on the Plan of Zone Lot Division of Lots 18 and 21 thru 30, Bakertown Gardens, Section 4 of record in Plat Book 6250, Page 747, 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 Janet S. Brown, unmarried by Warranty Deed from David Wayne Cotham and wife, Sheri R. Cotham of record in Book 7033, page 931, Register's Office for Davidson County, Tennessee, dated November 03, 1986 and recorded on November 06, 1986.

Being the same property conveyed to Janet B. Gordon and husband, Larry G. Gordon by Quitclaim Deed from Janet S. Brown, unmarried of record in Instrument No. 20030502-0059049 Register's Office for Davidson County, Tennessee, dated April 28, 2003 and recorded on May 02, 2003.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 747, Register's Office for Davidson County, Tennessee. Terms, provisions,

covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6403, Page 363 and Book 6602, Page 113, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 307 Max Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 14th DAY OF JUNE, 2024.

Janet B. Gordon

Larry G. Gordon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet B. Gordon and husband Larry G. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2024.

Notary Public

My commission expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County