**Name and Address of New Owner:**
**Hajar Osman and Sipel Ibrahim**
**319 Timberdale Court**
**Nashville, TN 37211**

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1167180 DEEDWARR
08/12/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240812-0060149

**Map & Parcel No: 147-06-0-168.00**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arran J. Addington, and wife, Heather Addington,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Hajar Osman and Sipel Ibrahim, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 151, Caldwell Country Estates, Section Two, as shown on plat of record in Plat Book 2663, Page 128, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie A. Addington, unmarried, by Warranty Deed from Jonathan N. Wike and wife, Susan Hilderbrand of record in Instrument No. 20080513-0049305 Register's Office for Davidson County, Tennessee, dated May 12, 2008 and recorded on May 13, 2008.

Being the same property conveyed to Stephanie A. Addington and husband, Arran J. Addington by QuitClaim Deed from Stephanie A. Addington, unmarried, of record in Instrument No. 20100908-0071235 Register's Office for Davidson County, Tennessee, dated August 26, 2010 and recorded on September 08, 2010.

Being the same property conveyed to Arran J. Addington, unmarried, by QuitClaim Deed from Stephanie A. Addington (n/k/a Stephanie A. Smith) of record in Instrument No. 20121011-0093296 Register's Office for Davidson County, Tennessee, dated October 03, 2012 and recorded on October 11, 2012.

The same Arran J. Addington having since married. Heather Addington joins in this deed to convey any marital interest she may have.

Being improved property known as **319 Timberdale Court, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 24th day of July, 2024.

_____(SEAL)
Arran J. Addington

_____(SEAL)
Heather Addington

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Arran J. Addington and Heather Addington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of July, 2024

_____
Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 24th day of July, 2024.

_____
Notary Public
My commission expires: 3/22/26
GNT-24-3479

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 7/24/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

