WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173268 DEEDWARR
08/22/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240822-0064651

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Carlos Portillo Franco	New Owner	16203004700
(NAME)	(NAME)	
131 Shihmen Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Abdulkareem Mohammed, a.k.a AbdulKareem Mohammed, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose M. Perez Calderon, a single man,** 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. 227 on the Plan of Antioch Park Subdivision, Section 2, as of record in Book 3842, Page 240, Register's Office for said County.

Said Lot No. 227 fronts 43.63 feet along the curve of the northwesterly margin of Shihmen Court and extends back a total of 242.40 feet along a broken line on the northeasterly side and 200.0 feet on the southwesterly line, to a line in the rear on which it measures 165.00 feet.

Being the same property conveyed to AbulkKareem Mohammed, unmarried, by deed of record in Instrument No. 20231003-0077462, Register's Office for Davidson County, Tennessee. AbulkKareem Mohammed a.k.a. Abulkareem Mohammed.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 131 Shihmen Ct., 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 hands this 16th day of August, 2024.

x

Abdulkareem Mohammed

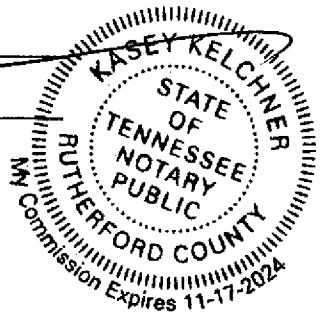
State of Tennessee
County of Davidson

Personally appeared before me Abdulkareem Mohammed, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2024.

Notary Public
My Commission Expires:

File No.: 17318



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 16, 24 (date of document).

Jennifer L. Pennell

Aug. 22, 24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

