Karen Johnson Davidson County
Batch# 1180333 DEEDWARR
09/11/2024 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240911-0070022

WARRANTY DEED
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-244560-24

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2024

NOTARY PUBLIC

My commission expires: 06.24.25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shmeshay Abdu and Alix Hussen 100 Nashboro Greens, #100 Nashville, TN 37217	United Wholesale Mortgage, LLC 700 South Blvd East Pontiac, MI 48341 ATTN: POST CLOSING MANAGER LOAN # 1224607066	135-11-0C-041.00-CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($349,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JABARI DAUGHTRY AND KEONNA DAUGHTRY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHMESHAY ABDU, UNMARRIED WOMAN AND ALIX HUSSEN, UNMARRIED MAN, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 41, HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, PHASE ONE, NASHBORO VILLAGE - TRACT 18, as shown by plat of record in Plat Book 11700, Page 48, and amended in Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jabari Daughtry and Keonna Daughtry, Husband and Wife, by Warranty Deed from Jason D. Walker, of record in Instrument No. 20170308-0022645, in the Register's Office of Davidson County, Tennessee, dated March 03, 2017, and recorded on March 08, 2017.

Being the same property conveyed to Jabari Daughtry, by Quitclaim Deed from Keonna Daughtry, of record in Instrument No. 20170530-0053275, in the Register's Office of Davidson County, Tennessee, dated May 30, 2017, and recorded on May 30, 2017.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 100 Nashboro Greens, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of September, 2024

GRANTOR(S)

Jabari Daughtry

Keonna Daughtry

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Jabari Daughtry and Keonna Daughtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4 day of Sept, 2024.

LAKISHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

Lakisha Hughes

Printed Notary Name

My commission expires: My Commission Expires September 9, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2024.

J. Carlton Drumwright

September 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY