WARRANTY DEED

Karen Johnson Davidson County
Batch# 1185328 DEEDWARR
09/24/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240924-0073994

STATE OF Alabama
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: 1/5/26

DEANDRE S. LAWRENCE NOTARY PUBLIC ALABAMA STATE AT LARGE My Commission Expires 01-05-2026

THIS INSTRUMENT WAS PREPARED BY
Laura Petty
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-080531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nadeem Hanna	First American Mortgage Solutions	
(NAME) 1201 Summer Shade Drive	(NAME) 1795 International way	164-12-0B-014.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD DOLLAR AND PHUONG DOLLAR, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NADEEM HANNA, UNMARRIED, 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. 14 on the Plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Dollar and Phuong Dollar, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 09/25/2019, of record in Instrument 20190927-0098529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1201 Summer Shade Drive, Antioch, TN 37013
(House No.) (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 the 19th day of September, 2024

Donald Dollar by Phuong Dollar, Attorney in Fact
Donald Dollar, by Phuong Dollar, Attorney in Fact

Phuong Dollar
Phuong Dollar

STATE OF ALABAMA
COUNTY OF Elmore

On this the 19th day of September, 2024, before me personally appeared Phuong Dollar to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Dollar and who acknowledged he executed the same as the free act and deed of the said Donald Dollar.

Witness my hand and official seal, this the 19th day of September, 2024.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

DEMEITER S. LAWRENCE
My Commission Expires
NOTARY PUBLIC
01-05-2026
ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF Elmore

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Phuong Dollar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of September, 2024.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

DEMEITER S. LAWRENCE
My Commission Expires
NOTARY PUBLIC
01-05-2026
ALABAMA STATE AT LARGE

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 09-19-2024

Affiant Signature

Date: 09-19-2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of Sept, 2024.

Notary Signature Jessica Jones

My Commission Expires: 05-17-2028

