WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192300 DEEDWARR
10/10/2024 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20241010-0078709

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7TH DAY OF OCTOBER, 2024.

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12.7.2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title & Escrow, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 372408

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Hayder Hussein and Noora Shubbar 1119 Lady Nashville Drive Hermitage, TN 37076	SAME	076010D02200CO

For and in consideration of the sum of Four Hundred Forty Thousand And 0/100 ($440,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BRETT GRAHAM AND ALMA LETICIA GRAHAM, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HAYDER HUSSEIN AND NOORA SHUBBAR, husband and wife

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 22, on the Plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20171004-0102057, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property as conveyed to Brett Graham and Alma Leticia Graham, husband and wife by Warranty Deed from James L. Hall and Natalie Hall, dated 5/20/2020, recorded 5/22/2020, Instrument No. 20200522-0053430, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1119 Lady Nashville Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BRETT GRAHAM AND ALMA LETICIA GRAHAM, HUSBAND AND WIFE to HAYDER HUSSEIN AND NOORA SHUBBAR, _____ FOR THE TRANSFER OF PROPERTY LOCATED AT 1119 LADY NASHVILLE DRIVE, HERMITAGE, TN 37076.]

Witness our/my hand on the 7th day of October, 2024.

Brett Graham

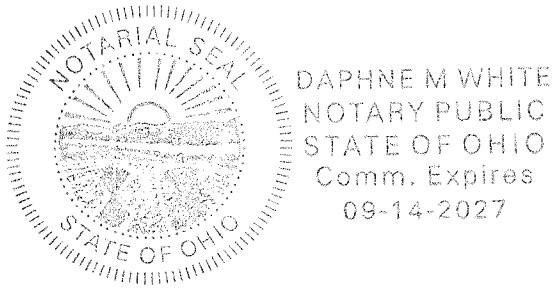
Alma Leticia Graham

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brett Graham and Alma Leticia Graham, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2024.

Notary Public
My Commission Expires: 09/14/2027



Certificate of Authenticity

I, Kimberly Hollingshead, 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 10/10/2024.

Kimberly Hollingshead, Esq.

October 10, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2024.

Nichole Dowling
Notary Signature

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024