Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 14118

Karen Johnson
Batch # 1200986
11/04/2024 09:00:27 AM
Fees: $13.00 Taxes: $1,720.50
20241104-0085331

Davidson County
DEEDWARR
2 pgs

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES DECEMBER 16, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2024.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Aram Abubaker **Bana Ali**	United Wholesale Mtg.	**174090B06800CO**
93 Lightwood Dr	585 South Blvd E	
Antioch, TN 37013	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ryan Lloyd Thomson and Ashley Thomson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aram Abubaker and Bana Ali, husband and wife

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. 68, Final Plat for Kingsport, Phase 2, of record in Instrument No. 20210915-0123510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ryan Lloyd Thomson, an unmarried man, by Special Warranty Deed from SDH Nashville, LLC, a Georgia limited liability company, dated September 19, 2022, of record in Instrument No. 20220920-0104611, in the Register's Office for Davidson County, Tennessee. Ashley Thomson enters into the execution of this instrument to convey any and all marital interest she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer and Drainage Easement of record in Book 9539, Page 616, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 93 Lightwood Dr, Antioch, TN 37013.

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 in 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.

_____ Date: 10/25/24
Ryan Lloyd Thomson

_____ Date: 10/25/24
Ashley Thomson

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Ryan Lloyd Thomson and Ashley Thomson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 6/23/25

