WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203044 DEEDWARR
11/08/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241108-0087379

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY 24NT 01186
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thu Thi Nguyen	New Owner	147120A10100CO
(NAME)	(NAME)	
5712 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **Nadhir Yousuf Hasan Zebari and Sarbaz Nadhir Yousuf Zebari, as joint tenants with full rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thu Thi Nguyen, 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 Unit 101, Northcrest Commons, as shown on plat of record in Exhibit A of Instrument No. 20040615-0070835, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarbaz Nadhir Yousuf and Nadhir Yousuf Hasan, as joint tenants with full rights of survivorship, by deed from Tina L. Mohr and spouse, John M. Boling of record in Instrument Number 20170106-0001755. Scrivener's Affidavit corrected the vested names to Sarbaz Nadhir Yousuf Zebari and Nadhir Yousuf Hasan Zebari, as joint tenants with full rights of survivorship, by Instrument Number 20170424-0039696, said Register's office.

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

unimproved ☐

This is improved ☑ properly, known as 101 Northcrest Commons Cir., Nashville, TN 37211
(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 30th day of October, 2024.

Nadhir Yousuf Hasan Zebari
10/30/2024 11:50 AM CDT

Sarbaz Nadhir Yousuf Zebari
10/30/2024 12:06 PM CDT

State of Tennessee
County of Davidson

Personally appeared before me Nadhir Yousuf Hasan Zebari and Sarbaz Nadhir Yousuf Zebari, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2024.

Edward P. Hunsberger Sr.
10/30/2024 12:22 PM CDT

Notary Public _____
My Commission Expires: _____

File No.: 17419

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-30-2024 (date of document).

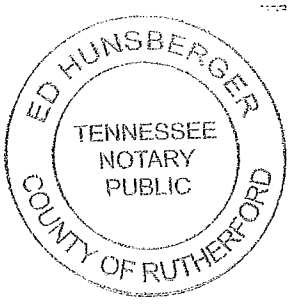
Affiant Signature

11-4-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of November, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26