Karen Johnson Davidson County
Batch# 1213874 DEEDWARR
12/10/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241210-0096011

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 6 day of December, 2024.

Notary Public
My commission expires: 3-3-26

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abdullah Mohammed and Rahma Ahmed Saleh	A&D Mortgage LLC	**181010B10000CO**
7613 Mint Leaf Dr	1040 S. Federal Hwy	
Nashville, TN 37211	Hollywood FL 33020	

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,

Whitney Stockwell, unmarried

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

Abdullah Saleh M. Mohammed and Rahma Ahmed Saleh, 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. 126, Plan of 2nd Addition to Sugar Valley, Phase One, of record in Instrument No. 20050105-0001853, 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 Whitney Stockwell, a single person, by Warranty Deed from Renzo A Rivas, a married man, dated October 15, 2020, of record in Instrument No. 20201015-0120276, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20110708-0052329, said Register's Office.

Stormwater Agreement of record in Instrument No. 20010305-0025147, 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 7613 Mint Leaf Dr, Nashville, TN 37211.

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.

Whitney Stockwell Date: 12/5/24

STATE OF Minnesota

COUNTY OF Scott

Personally appeared before me, a Notary Public of said County and State, Whitney Stockwell, 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 5th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 01/31/2028

STEPHEN FAYIAH
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/28

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 **December 05, 2024**.

Affiant Signature

December 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this **10th** day of **December**, 2024.

Notary Public
My Commission Expires:

