Karen Johnson Davidson County
Batch# 1218463 DEEDWARR
12/19/2024 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,069.30
20241219-0098851

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-12-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rujeen Abdullah and Kawar Berwary	Rocket Mortgage, LLC	188090A00300CO
(NAME)	(NAME)	
1902 Grace Point Ln	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Nine Thousand And No/100 Dollars ($289,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MEGHAN D. NEWMAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUJEEN ABDULLAH, a single woman, AND KAWAR BERWARY, a single woman, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

A certain condominium, being Unit No. 201 of Carothers Farms Stacked Flats, a Condominium

Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, a Condominium Development of record in Instrument No. 20180917-0092013, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "E" to said Declaration.

BEING the same property conveyed to Meghan D. Newman, by Warranty Deed from Orlando Garcia and Valerie DE Garcia, dated December 14, 2020, appearing of record in Instrument No. 20201216-0148849, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1902 Grace Point Ln, Nolensville, TN 37135
(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 our hands this 18th day of December, 2024.

Meghan D. Newman

STATE OF Pennsylvania

COUNTY OF CHESTER

On this 18 day of December, 20 24, before me personally appeared Meghan D. Newman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Lauren A Kraft
Notary Public

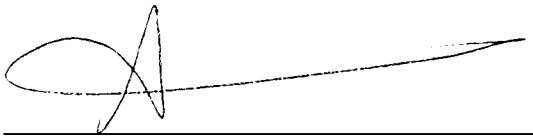
Printed Name: Lauren A Kraft

My Commission Expires: 9/03/2026

Commonwealth of Pennsylvania - Notary Seal
LAUREN A KRAFT - Notary Public
Montgomery County
My Commission Expires September 3, 2026
Commission Number 1088872

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12/18/2024.



Affiant Signature — Date: 12/19/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/19/2024.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal