Karen Johnson Davidson County
Batch# 1219958 DEEDWARR
12/26/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241226-0099747

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of December, 2024.

Notary Public

(Affix Seal)

My Commission Expires:

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

2024-11-2334

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Siar Hamid and Sanam Mohammed 204 Scarlet Ridge Court Brentwood, TN 37027	OWNER	Map/Parcel 181-10-0A-057-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angelina T. Combs, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Siar Hamid and Sanam Mohammed, a husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 218 on the Plan of First Revision, Final Plat Phase Two, Autumn Oaks, of record in Plat Book 11700, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randall W. Combs and wife, Angelina T. Combs by Warranty Deed from Continental Development and Construction, Inc. of record in Instrument No. 20020621-0075250 Register's Office for Davidson County, Tennessee, dated June 19, 2002 and recorded on June 21, 2002. Randall W. Combs died on October 12, 2019, said property vested in Angelina T. Combs as the surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County Property taxes for 2024 have been prorated between the parties and paid by the Grantor, property taxes for subsequent years a lien but are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 204 Scarlet Ridge Court, Brentwood, TN 37027.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 23 day December, 2024.

Angelina Combs
Angelina T. Combs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2024, before me personally appeared Angelina T. Combs, 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2024.

Notary Signature
My commission expires:
11-25-2028

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 11/25/2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/23/24 (date of document)

Regina Sullo

Affiant Signature

December 23, 2024

Date

State Of TN

County of Davidson

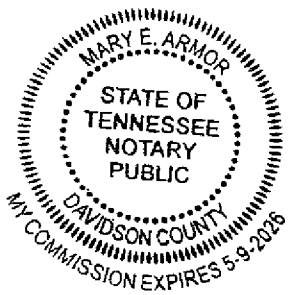
Sworn and subscribed before me this 23 day of December, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202412260099747