Karen Johnson Davidson County
Batch# 1221245 DEEDWARR
12/30/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241230-0101018

WARRANTY DEED

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ibrahim Alsheyab	United Wholesale Mtg	Parcel ID: 075 11 0 012.00
(NAME)	(NAME)	
645 Highland View Ct.	585 S. Blvd. E.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Barbara J. Denton and husband, Jeffrey T. Denton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ibrahim Alsheyab**, 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. 431 on the Plan of Highlands of Tulip Grove Subdivision, Section 2, as of recorded in Plat Book 4675, Page 93, Register's Office for said County.

Being the same property conveyed to Barbara J. Denton and husband, Jeffrey T. Denton from James Albert Moran and wife, Denise Langley Moran by Warranty Deed dated May 28, 2015 and recorded on May 29, 2015 in Instrument No. 20150529-0049733, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 645 Highland View Ct., Hermitage, TN 37076

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 23 day of December 2024

Barbara J. Denton

Jeffrey T. Denton by Barbara J. Denton, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Denton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the foregoing instrument for the purposes therein contained; and who further acknowledged that She executed the foregoing instrument on behalf of Jeffrey T. Denton, and acknowledged that She executed the same as the free act and deed of the said Jeffrey T. Denton for the purposes therein contained, by virtue of a Power of Attorney recorded in ~~Book _____, page _____~~, in the Register's Office of Rutherford County, Tennessee. Inst. No. 20241227-0100367

Witness my hand and official seal, this the 23rd day of December, 2024.

Katherine Warren

Notary Public

My Commission Expires: 3/22/24

(SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 23, 2024.

J. Carlton Drumwright

December 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY