WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240142 DEEDWARR
02/24/2025 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20250224-0013298

File No. ML-24-8053

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 11.26.2028

(AFFIX SEAL)

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naser Al Tameemi	New Owner	
(NAME)	(NAME)	148-07-0-184.00
115 Bakertown Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Michelle L. Swing, not married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naser Al Tameemi, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 25-A, Zone Lot Division Lots 18 and 21 thru 30, Bakertown Gardens, Section Four, of record in Book 6200, Page 350, amended in Book 6250, page 747, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Anthony Q. Warner and Charles B. Warner, Both Unmarried by Warranty Deed from David Wayne Cotham and Wife, Sheri R. Cotham of record in Book 7077, page 581, Register's Office for Davidson County, Tennessee, dated December 19, 1986 and recorded on December 22, 1986.

Being the same property conveyed to Anthony Q. Warner, Not Married by Quitclaim Deed from Anthony Q. Warner, not Married and Charles B. Warner, not Married of record in Instrument No. 20100519-0038606 Register's Office for Davidson County, Tennessee, dated May 18, 2010 and recorded on May 19, 2010.

Being the same property conveyed to Michelle L. Swing, Not Married by Quitclaim Deed from Anthony Q. Warner, Not Married of record in Instrument No. 20201125-0138302 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on November 25, 2020.

This is property more commonly known as 115 Bakertown Road, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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 hand this 19th day of February, 2025.

Michelle L. Swing

STATE OF CALIFORNIA
COUNTY OF

On this 19th day of February, 2025, before me personally appeared Michelle L. Swing, 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 19th day of February, 2025.

Notary Signature
My commission expires:

See attached California Acknowledgment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached. and not the truthfulness. accuracy. or validity of that document.

State of California
County of San Francisco)

On February 19, 2025 before me. Wade Kong, Nortary Public
(insert name and title of the officer)

personally appeared Michelle L. Swing.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies). and that by his/her/their signature(s) on the instrument the person(s). or the entity upon behalf of which the person(s) acted. executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

WADE KONG
Notary Public - California
San Francisco County
Commission # 2507167
My Comm. Expires Jan 13, 2029

Certificate of Authenticity

I, Kimberly Hollingshead, 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 2.5.2025.

Kimberly Hollingshead, Esq.

February 5, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of February, 2025.

Nichole Dowling
Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028