THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8386-WE

PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00.

MBell

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/11/2026

(AFFIX SEAL)

CARLTON W. ORANGE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Ann Scales	Bank of America, N.A.	
627 Hickory Glade Ct.	101 South Tryon Street	162-01-0C-055.00-CO
Antioch, TN 37013	Charlotte NC 28255	
(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, **Katharine A. Rahman, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Ann Scales, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 55 on the Plan of Phase 2 Hickory Glade, as of record in Plat Book 6250, Page 889, as amended in plan Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Katharine A. Rahman, unmarried by Warranty Deed from Albert Franklin Coleman, III, an unmarried man of record in Book 9803, page 811, Register's Office for Davidson County, Tennessee, dated September 22, 1995 and recorded on September 22, 1995.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **627 Hickory Glade Ct., Antioch, TN 37013**

Karen Johnson Davidson County
Batch# 1274512 DEEDWARR
05/19/2025 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20250519-0039238

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 21 day of April, 2025.

Katharine A. Rahman by Alicia Griffith her attorney in fact

Katharine A. Rahman by Alicia Griffith, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Griffith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Katharine A. Rahman **Matej,** as her Attorney in Fact, as the free act and deed of the within named Katharine A. Rahman.

Witness my hand and official seal this the 21 day of April, 2025.

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

I, Carlton W. Orange, 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 May 15, 2025 (date of document).

Affiant Signature

May 15, 2025
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (if applicable)

