# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316645 DEEDWARR
08/29/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250829-0069489

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Paul Hibbeler | Old National Bank | 086-07-0-142.00 |
| (NAME) | (NAME) | |
| 1524 Market Square | PO Box 918 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Evansville, IN 47706 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Imaan H Abdullahi, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Paul Hibbeler, a single man, and Leslie Hodges, a single Woman, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 270 on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Imaan H. Abdullahi by Warranty Deed from Richard Dorer, dated 03/16/2004, of record in Instrument No. 20041020-0125947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1524 Market Square, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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 26th day of August, 2025.

Imaan H Abdullahi

State of Ohio
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imaan H Abdullahi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of August, 2025.

Natalie Williams
Notary Public:
My Commission Expires: October 17 2027

NOTARIAL SEAL
STATE OF OHIO
NATALIE WILLIAMS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-17-2027

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

# Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/26/25.

Celia Stewart Rouse

Affiant Signature

8/26/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 26th day of August, 2025

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY