Karen Johnson Davidson County
Batch# 1326137 DEEDWARR
09/23/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250923-0076030

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 19 day of September, 2025.

Notary Public
My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hussain Altamimi	New Owner	**13316024400**
4848 Shasta Dr		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Rufina Burke Sims N/K/A Rufina Oboite, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hussain Altamimi

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. 2, Plan of Thomas J Golliher Properties, of record in Book 6050, Page 268, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property; together with an easement for driveway purposes over a portion of Lot No. 1, said subdivision, of record in Book 10130, Page 526, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rufina Burke Sims, by Quitclaim Deed from Gabe Ellis Sims, dated August 13, 2004, of record in Instrument No. 20040909-0109245, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Rufina Burke Sims is now known as and is one and the same person as Rufina Oboite. Grantor herein makes oath that the within described property is neither his/her personal residence, nor the personal residence of his/her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4848 Shasta Dr, Nashville, TN 37211.

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 in 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.

Rufina Burke Sims by Malaika Newball her attorney in fact Date: 9/19/25

Rufina Burke Sims N/K/A Rufina Oboite
By: Malaika Newball her attorney in fact

RUFINA BURKE SIMS BY ISRAEL CHRISTIAN HER ATTORNEY IN FACT Date: 9/19/25

Rufina Burke Sims N/K/A Rufina Oboite
By: Israel Christian her attorney in fact

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Malaika Newball and Israel Christian with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of Rufina Burke Sims N/K/A Rufina Oboite, and is authorized by her to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _*_____, Page _____, in said Register's Office.

* 202509230076029

Witness my hand, at office, this 19 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 12-2-28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 9/19/25.
Date

Jennifer Russell
Affiant Signature

9/19/2
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of September, 2025.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY