Bill Garrett Davidson County
Batch# 26864 DEEDWARR
11/16/2017 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20171116-0117972

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 13th day of November, 2017.

Notary Public
My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Najim Alsudani 3101 Fieldstone Dr. Antioch, TN 37013	Churchill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood TN 37027	150-10-0 031.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH NORBERT MUSCHLER, III, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NAJIM AL SUDANI AND ZAINAB AL SUDANI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Norbert Muschler, III by deed from Susan Annette Muschler of record in Instrument No. 20000626-0062985, dated 03/21/2000, Register's Office for said County.

Also being all of the same property conveyed to Joseph Norbert Muschler, III, by deed from Donald James Holmes and wife, Ingrid Elvira Holmes of record in Book 9507, page 352, dated 10/31/1994, Register's Office for said County.

Dorothy Michelle Muschler joins in this conveyance to convey her marital interest in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3101 Fieldstone Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of November, 2017.

Joseph Norbert Muschler, III

Dorothy Michelle Muschler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Norbert Muschler, III, and Dorothy Michelle Muschler with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2017.

My commission expires: 11-3-2020

Notary Public

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **KRISTEN TRAINI**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY