Bill Garrett Davidson County
Batch# 51630 DEEDWARR
01/25/2018 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20180125-0007961

WARRANTY DEED

CHERYL ANGELA FIGLIO NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 08-10-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $228,000.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2018

Notary Public

My Commission expires: 8/10/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kumari Sarki	Movement Mortgage, LLC	162-02-0C-059.00CO
5005 Olivia Drive	8024 Calvin Hall Rd	
Antioch, TN 37013	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wael Zaki and wife, Mariam Badie**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kumari Sarki, an unmarried woman and Harka Bir Sarki, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section One, Spencer Hill, (erroneously referred to as Spencer Hall in prior deed) of record in Instrument Number 200706140071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wael Zaki, unmarried from FirstBank, a Tennessee banking corporation by Warranty Deed on October 16, 2009, of record in Instrument Number 20091027-0099202, Register's Office for Davidson County, Tennessee.

NOTE: Mariam Badie joins this conveyance to convey any and all interest she may have in the above described property, including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20070614-0071366, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070530-0064097, Register's Office for Davidson County, Tennessee.
- Deed to the Metropolitan Government of Nashville and Davidson County of record in Book 4198, Page 824, and Book 4135, Page 444, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5005 Olivia Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 25, 2018.

Wael Zaki

Mariam Badie by Wael Zaki as Attorney in Fact
Mariam Badie by Wael Zaki as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wael Zaki** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Wael Zaki** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for **Mariam Badie,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Mariam Badie**, the bargainor(s), by the said **Wael Zaki**, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

