Bill Garrett Davidson County
Batch# 65024 DEEDWARR
03/05/2018 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $725.11
20180305-0020403

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,977.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramzi O. Sayfadeen	Envoy Mortgage, Ltd	174-11-OA-464.00
(NAME)	(NAME)	
3009 Katonka Drive	P.O. Box 687	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Everett, WA 98206	
(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, we, **Abdulqadir Sayfadeen, and Shireen Abas Sayfadeen, husband and wife and Waleed Sayfadeen, unmarried, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ramzi O. Sayfadeen, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot 264 on the Plan of Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, of record in Plat Instrument No 20060601-0064580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abdulgadir Sayfadeen and Kazhin Fatah, husband and wife, and Waleed Sayfadeen, unmarried, as joint tenants with the rights of survivorship by Warranty Deed from Green Bank, dated 06/30/2008, recorded 07/14/2008, of record in Instrument No. 20080714-0071763, in the Register's Office for Davidson County, Tennessee.

SHIREEN ABAS SAYFADEEN f/k/a Kazhin Fatah and who acquired title as Kazhin Fatah is one and the same.

~~THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD BOOK _____, PAGE _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.~~

This Conveyance is subject to Taxes for 2018 and subsequent years, a lien not yet due and payable.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

File No.: 01288-41922
SMG TN Warranty Deed

This is improved ☑ property, known as 3009 Katonka Drive, Antioch, TN 37013
(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 heirs and/or 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 heirs and/or 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 28 day of February, 2018.

Abdulqadir Sayfadeen

Shireen Abas Sayfadeen f/k/a Kazhin Fatah

Waleed Sayfadeen
~~, by Shireen Abas Sayfadeen his Attorney-In-Fact~~

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abdulqadir Sayfadeen and Shireen Abas Sayfadeen ~~f/k/a~~ Kazhin Fatah, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2018.

Notary Public
My Commission Expires:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

State of Tennessee
County of Sumner

On this 23rd day of February, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared ~~Shireen Abas Sayfadeen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of~~ Waleed Sayfadeen, ~~and is authorized by him~~, and does hereby acknowledge the execution of this instrument on his behalf, and who acknowledge she executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

