Bill Garrett Davidson County
Batch# 75814 DEEDWARR
04/03/2018 10:38:56 AM 2 pgs
Fees: $13.00 Taxes: $418.10

20180403-0030934

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagi Hauter, married, Shaker A. Hukais, married, and Jamal Albarati, married	Nagi Hauter, Shaker A. Hukais, and Jamal Albarati (NAME)	
7604 Mint Leaf Dr. (ADDRESS)	7604 Mint Leaf Dr. (ADDRESS)	162-01-0-B-052.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Leigh Ann Moody, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nagi Hauter, married, Shaker A. Hukais, married, and Jamal Albarati, married, hereinafter called the Grantees, their heirs and assigns, that 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. 52 ON THE PLAN OF CLAIRMONT, PHASE THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6050, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEIGH ANN THOMAS BY WARRANTY DEED FROM JANET M. OWEN HUNGERFORD OF RECORD IN BOOK 10840, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LEIGH ANN THOMAS IS NOW KNOWN AS LEIGH ANN MOODY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 415 Claircrest 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 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 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 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.

Witness my/our hand(s) this 30th day of March, 2018.

WARRANTY DEED
(Continued)

Leigh Ann Moody

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Moody, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2018.

Notary Public

My Commission Expires: 3/21/22

(SEAL)

TARIN M JOHNSON NOTARY PUBLIC WATAUGA COUNTY, N.C.

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072