WARRANTY DEED

File #18467

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Mufarreh	Karen Mufarreh	128120C05100CO
(NAME)	(NAME)	
1119 Woodbury Falls Ct	1919 Kimbark Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Waleed Alharbi, married, and Haitham Yahya Wafaullah, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Mufarreh and Karen Mufarreh,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 1119 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1 of record in Instrument Number 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Waleed Alharbi, married, and Haitham Yahya Wafaullah, unmarried by Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company dated February 11th 2015 and recorded February 23rd 2015 record in Instrument No. 20150223-0015259 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 132514 DEEDWARR
08/24/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $934.25
20180824-0083980

unimproved ☐
This is improved ☒ property, known as 1119 Woodbury Falls Ct, Nashville, TN 37221

(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 hand this 17th day of August, 2018.

Waleed Alharbi

Bassima Alharbi

Haitham Wafaullah by

Haitham Yahya Wafaullah, by Waleed Alharbi
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 17th day of August, 2018.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public _____

My Commission Expires:
11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Waleed Alharbi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Haitham Yahya Wafaullah, pursuant to a Specific Power of Attorney dated 8.19.2018 and filed of record in Instrument No. _201808240083979___, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Waleed Alharbi, as his attorney in fact.

Witness my hand and official seal this 17th day of August, 2018.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public _____

My Commission Expires:
11/8/21

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212