Bill Garrett Davidson County
Batch# 134140 DEEDWARR
08/28/2018 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20180828-0085189

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
80487-1482126-000013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 253,000.00

CRR
Affiant

Subscribed and sworn to before me, this the 15th day of June, August 2018.

Notary Public

My commission expires: 01/03/22
(Affix Seal)
8/1/22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: ESAA ABDALLA	NAME: ESAA ABDALLA
STREET ADDRESS: 5192 Preserve Blvd	STREET ADDRESS: 5192 Preserve Blvd.
MAP & PARCEL NO.: 175-06-0A-142.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Croom f/k/a Jennifer M. Siniard and Christopher Croom, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Esaa Abdalla and Mariana Henein, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5192 Preserve Blvd, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 15th day of June, 2018.

x _____
Jennifer Croom f/k/a Jennifer M. Siniard

x _____
Christopher Croom

State of Tennessee } ss

County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer Croom f/k/a Jennifer M. Siniard, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15th day of June, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIA WYATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julia Wyatt
Notary Public
My commission expires 01/03/18

State of Tennessee } ss

County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher Croom, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 15th day of June, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIA WYATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julia Wyatt
Notary Public
My commission expires 01/03/22

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 98 (Ninety Eight) on the Plan of Final Plat of The Preserve at Old Hickory "Cluster Lot Subdivision", Phase One, Section Two, of record in Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer M. Siniard, unmarried by Warranty Deed from Patricia Fehrenbacher, unmarried and Kathie Pickrall, unmarried, of record in Instrument No. 20131127-0121626, Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 27, 2013. (Value of consideration shown in aforementioned Deed $162,000.00)
Being also known as 5192 Preserve Blvd., Antioch, Tennessee 37013

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.