This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2676

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110560
FNTG No. 7147502

Karen Y Johnson Davidson County
Batch# 135946 **DEEDWARR**
09/04/2018 11:02:44 AM 4 pgs
Fees: $23.00 Taxes: $851.00

20180904-0087160

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

Subscribed and sworn to before me, this the 28th 29th day of August, 2018

Notary Public
My Commission Expires: Sept. 16, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Property Owner 7, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	182-06-0A-040.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Omar Al Ani, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Property Owner 7, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 40 on the Plan of Old Hickory Hills, Section One, a P.U.D., as of record in Instrument No. 20011023-0115382, 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 Omar Al Ani, married by Warranty Deed from Teresa L. Messer nka Teresa Messer Summers and Jason D. Summers, married, dated April 9, 2014, recorded April 11, 2014, of record in Instrument No. 20140411-0030714, Register's Office for Davidson County, Tennessee.

Noor Khaleel joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Noor Khaleel ("Principal") by Omar Al Ani pursuant to the Power of Attorney of record in Instrument Number 20180904-0087159, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **7882 Rainey Drive, Antioch TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~28th~~ 27th day of August, 2018.

GRANTOR:

Omar Al Ani

Noor Khaleel by Omar Al Ani as her attorney-in-fact

Noor Khaleel by Omar Al Ani as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Omar Al Ani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~28th~~ 27th day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Omar Al Ani the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Noor Khaleel ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this ~~28th~~ 27th day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

EXHIBIT "A"
TO Warranty Deed
From: Omar Al Ani
To: Property Owner 7, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Omar Alani
Affiant

WITNESS my hand and seal at office this 28th day of August, 2018.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Noor Khaleel**, by virtue of a Power of Attorney duly executed by the said **Noor Khaleel,** and:

☐ appearing of record at _____ in the Register's Office of Davidson County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Noor Khaleel** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Omar Al Ani

Omar Al Ani

SWORN to and subscribed before me, this the 21st day of August, 2018.

Notary Public

My Commission Expires: 9-20-21

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

File No. 18110560

REALTY TITLE®