Karen Y Johnson Davidson County
Batch# 137557 DEEDWARR
09/06/2018 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180906-0088317

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jafar A. & Media Shukri
3187 Skinner Drive
Antioch, TN 37013
SEND TAX BILLS TO:
owners at property address

WARRANTY DEED

(Map 174-11-0A, Parcel 434.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ABDULRAHMAN A. DOHUKY, an unmarried man, and ABDULKARIM S. DOHUKY, an unmarried man**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JAFAR A. SHUKRI a married man, and MEDIA SHUKRI, an unmarried woman**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 382, Cane Ridge Farms, Phase VI, Section 2, according to plat and survey of same appearing of record in Instrument No. 20060216-0018813 and Instrument No. 20060531-0063598, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Abdulrahman A. Dohuky, an unmarried man, and Abdulkarim S. Dohuky, an unmarried man, by Warranty Deed from Signature Partnership, LLC, a Tennessee limited liability company, dated February 29, 2008, of record in Instrument No. 20080311-0024333, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060216-0018813 and Instrument No. 20060531-0063598; Restrictive Covenants of record in Instrument No. 20000905-0087103; Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558; assignment of Declarant Rights of record in Instrument No. 20120524-0045182; By-Laws of record in Instrument No. 20000905-0087103; Easement to Metro for Water Main of record in Book 5078, page 476; Easement to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535; Transmission line easement of record in Book 4428, page 565; Easement to USA of record in Book 4420, page 36; Charter of Cane Ridge Farms homeowner's association of record in Instrument No. 20010815-0088360; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3187 Skinner Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 4th day of September, 2018.

ABDULRAHMAN A. DOHUKY

ABDULKARIM S. DOHUKY

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 Abdulrahman A. Dohuky and Abdulkarim S. Dohuky, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of September, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of September, 2018.

Notary Public

My commission Expires: May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180650

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019