Karen Johnson Davidson County
Batch# 188456 DEEDWARR
01/25/2019 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20190125-0007686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Ahmad Sarieh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2019.

Deanna L. Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121539

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmad Khair Sarieh	Ahmad Khair Sarieh	
(NAME)	(NAME)	
3137 Barnes Bend Dr.	3137 Barnes Bend Dr.	173-10-0A-088.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRED D. HENDERSON AND MICHELE P. HENDERSON, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AHMAD KHAIR SARIEH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, 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. 64 on the Plan of Section 1 of Phase 2, Barnes Bend Estates of record in Plat at Instrument No. 20060914-0114185, 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 Fred D. Henderson and wife, Doris K. Henderson by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20070613-0070775 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 13, 2007. Further, being the same property conveyed to Fred D. Henderson and Michele P. Henderson by Quitclaim deed from Fred D. Henderson of record in Instrument No. 20140417-0032232 Register's Office for Davidson County, Tennessee, dated December 07, 2013 and recorded on April 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3137 Barnes Bend Drive, Antioch, TN 37013
(House No.) (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 the 15th day of January, 2019

Fred D. Henderson by Michele P. Henderson attorney-in-fact
Fred D. Henderson by Michele P. Henderson, Attorney-In-Fact

Michele P. Henderson
Michele P. Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of January, 2019, before me personally appeared Michele P. Henderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fred D. Henderson and who acknowledged she executed the same as the free act and deed of the said Fred D. Henderson.

Witness my hand and official seal, this the 15th day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

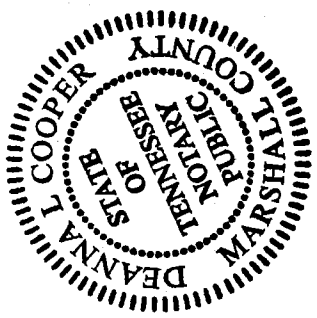
On this the 15th day of January, 2019, before me personally appeared Michele P. Henderson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the15th day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Shauna Daniels, a notary public for this county and state, Jamie Ivey, 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: 07/05/2021

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021