Karen Johnson Davidson County
Batch# 192823 DEEDWARR
02/07/2019 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190207-0011779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-13-2022
(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHERYL A DILLON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hasan Omer Akrem	Pinnacle Bank	087 09 0 093.00
(NAME)	(NAME)	
6178 N New Hope Rd.	PO BOX 702726	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2621	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Najibe Shaban, and Jafar Sherif, wife and husbamd**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hasan Omer Akrem**, 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(s) 38, as shown on the map entitled Final Plat of New Hope Estates Phase Two, of record in Plat Book 9700, page 101, 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 Najibe Shaban, married by Warranty Deed from Michaelene M. Gnau, unmarried dated June 22, 2016 and recorded July 8, 2016 as Instrument No. 20160708-0070043, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6178 N New Hope Rd., Hermitage, TN 37076-2621

File Number: MTJ-189847FC

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 our hands this 31st day of January 2019

Najibe Shaban

Jafar Sherif

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Najibe Shaban, a married person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Jafar sherif and

Witness my hand and official seal, this the 30th of January, 2019.

Laura Wenby Marshall

Notary Public

My Commission Expires: 1-6-20

(SEAL)

LAURA WENBY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MTJ-189847FC