WARRANTY DEED

Karen Johnson Davidson County
Batch# 212893 DEEDWARR
04/02/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20190402-0029670

(this space for recording info)

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Hudson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Evelina Petkova
AFFIANT

Subscribed and sworn to before me this the 29th day of March, 2019.

NOTARY PUBLIC

My commission expires: 12-04-2023

STATE OF NOTARY PUBLIC NEW JERSEY
ADAM M. ELGAMMAL
NOTARY PUBLIC OF NEW JERSEY
COMM. # 50094812
MY COMMISSION EXPIRES 12/4/2023

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1041 FARAJ

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalid Q. Faraj and Shehla A. Bibany	**Khalid Q. Faraj and Shehla A. Bibany**	**162-12-0A-037.00-CO**
(NAME)	(NAME)	
1031 Brittany Park Dr	**1031 Brittany Park Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Evelina Petkova, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khalid Q. Faraj and Shehla A. Bibany**, 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. 37 on the Plan of Brittany Park, Phase 1B, First Revision of record in Plat Book 9700, Page 610, 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 Evelina Petkova, married by Warranty deed from Harold Porter, married of record in Instrument No. 20100628-0050254 Register's Office for Davidson County, Tennessee, dated June 24, 2010 and recorded on June 28, 2010. This is not the principal residence of the Grantor described herein.

Being also known as 1031 Brittany Park Dr Antioch, Tennessee 37013..

DESIGNATED as Tax ID: 162-12-0A-037.00-CO

This is
unimproved ☐
improved ☒ property known as 1031 Brittany Park Dr, Antioch, TN 37013

(House Number) (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 hand this the 29TH day of March, 2019.

Evelina Petkova

Evelina Petkova

STATE OF New Jersey
COUNTY OF Hudson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Evelina Petkova, married**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 29th day of March, 2019.

Notary Public

My Commission Expires: 12-04-2024

ADAM M. ELGAMMAL
NOTARY PUBLIC OF NEW JERSEY
COMM. # 50094812
MY COMMISSION EXPIRES 12/4/2023

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

