Karen Johnson Davidson County
Batch# 232910 DEEDWARR
05/21/2019 01:46:25 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20190521-0047988

G#31858-2

WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00.**

Dayna Ismail
Affiant

Subscribed and sworn to before me, this the 16th day of May, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sayran Ismail and Barzan Mustafa	NEW OWNER	**173 04 0 A 037 00 CO**
153 Brian Circle		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lazaro Ruiz, Jr. and wife, Ada Ivette Ruiz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAYRAN
~~Soyran~~ **Ismail and Barzan Mustafa, wife and husband**

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 Subdivision for Phase 1 of Oak Highlands, a Planned Unit Development, of record in Book 6900, Pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lazaro Ruiz, Jr. and wife, Ada Ivette Ruiz, by Warranty Deed dated July 30, 2014, from David Rashaad, married (joined by wife, Rhonda Rashaad), of record in Instrument No. 20140731-0068277, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Oak Highlands, of record in Book 7350, Page 24, and re-recorded in Book 7367, Page 587, and amended in Book 8765, Page 77, Register's Office for Davidson County, Tennessee;

3) By-Laws of Oak Highlands Homeowners Association, Inc., of record in Book 7367, Page 615, and amended in Book 8765, Page 90, Register's Office for Davidson County, Tennessee;

4) Charter of Oak Highlands Homeowners Association, Inc., of record in Book 7337, Page 529, amended in Book 8765, Page 100, and Articles of Merger, of record in Instrument No. 20070807-0093758, said Register's Office;

5) Temporary Easement for Construction of Sanitary Sewers and/or Storm Drainage improvements, of record in Instrument No. 200001002-0097139, said Register's Office;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-153

6) Dedication of Common Areas to Oak Highlands Homeowners Association, Inc., of record in Book 7473, Page 697, said Register's Office;

7) Storm Water Detention Agreement, of record in Book 7189, Page 379, said Register's Office; and,

8) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **153 Brian Circle, Antioch, TN 37013**.

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 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 **16th** day of **May, 2019.**

Lazaro Ruiz Jr.

Lazaro Ruiz, Jr.

Ada Ivette Ruiz

Ada Ivette Ruiz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lazaro Ruiz, Jr. and wife, Ada Ivette Ruiz,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **May, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21