THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420169** Karen Johnson Davidson County Batch# 242625 **DEEDWARR** 06/13/2019 08:20:46 AM 2 pgs Fees: $13.00 Taxes: $1,357.90 20190613-0056627	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $367,000.00. KGR Affiant Subscribed and sworn to before me, this 10th day of June, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Ayoub Y. Elhanshali and Ahmed Abdullh 2624 Bowwater Lane Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0B-173.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Robinson, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ayoub Y. Elhanshali, married, and Ahmed Abdullh, unmarried, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Phase 3, Section 2, Barnes Cove of record in Plat at Instrument No. 20060228-0023165, 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 Jason Robinson, unmarried man by Warranty deed from Capitol Homes, Inc of record in Instrument No. 20150420-0034785 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 20, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806 and Instrument 20040429-0048624, and Rider in Instrument Number 20110720-0055565, Register's Office for Davidson County, Tennessee.

Charter in Instrument 20021217-0155805, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement in Instrument 20040413-0041473 and Instrument 20020201-0014182, Register's Office for Davidson County, Tennessee.

Public Right of Way Easement in Book 5215, page 482, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement in Book 5385, page 986, Register's Office for Davidson County, Tennessee.

Misc Easements and Intrusions Deed of Easement of record in Instrument Number 20130128-0008762, in the Register's Office for Davidson County, Tennessee.

QCD of Common Areas to HOA of record in Instrument Number 20130610-0058651, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20040907-0107464 and Instrument No. 20030529-0072603, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2624 Bowwater Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2019.

Jason Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Robinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022