Karen Johnson Davidson County
Batch# 269913 DEEDWARR
08/12/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190812-0080168

Name and Address of New Owner:
Radhwan Alazab and Wedad Saleh
2368 Edencrest Drive, Antioch, Tennessee 37013

Send Tax Bills To:
Radhwan Alazab
2368 Edencrest Drive, Antioch, Tennessee 37013

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4703

Map & Parcel No: 149-15-0A-064.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawrence W. Baugh and wife, Anna Maria Baugh**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Radhwan Alazab** and Wedad Saleh, husband "the Grantee," the following described real estate in Davidson County, Tennessee: and wife

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Two, Cambridge Forest, a Planned Unit Development, of record in Book 9700, Pages 672 and 673, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence W. Baugh and wife, Anna Marie Baugh, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, Inc. recorded January 26, 2000, of record in Instrument No. 200001260008643, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2368 Edencrest Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2019.

Lawrence William Baugh (SEAL)

Anna Maria Baugh (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2019, before me personally appeared Lawrence William Baugh and Anna Maria Baugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2019.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of August, 2019.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Notary Public
My commission expires: 3-21-20
File No. 2019-446

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM