Karen Johnson Davidson County
Batch# 347868 DEEDWARR
01/24/2020 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20200124-0008643

32794-5 Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,000.00.**

Karen E. Cuffle
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2020.

Michelle W Bowen
Notary Public

My commission expires: 9/29/24
(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
Steven Cuffle and Karen Cuffle	Franklin Synergy Bank	**180-04-0-A-025.00co**
809 Century Oak Court	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

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,

Zaidoun Nofal, married

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

Steven J. Cuffle and Karen E. Cuffle, husband and wife

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 located in Davidson County, Tennessee, being all of Lot No. 149, Section One, Highland Creek, according to plat and survey of same appearing of record in Plat Book 9700, pages 959 and 960, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

BEING the same property conveyed to Zaidoun Nofal, married, by Warranty Deed dated April 25, 2014, from Bryan David Pickens, Jr. and wife, Ann B. Pickens, of record in Instrument No. 20140429-0035845, Register's Office for Davidson County, Tennessee.

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

1. **The Plan of record in Plat Book 9700, Pages 959 and 960, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions, Restrictions & By-Laws of Highland Creek Homeowners' Association, Inc., of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.**
3. **Storm Water Detention Agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee.**
4. **Dedication of common areas to Highland Creek Homeowners' Association, Inc., of record in Instrument No. 20031014-0151693, said Register's Office.**
5. **Ingress and Egress Easement of record in Book 5266, page 40, said Register's Office.**
6. **Taxes for the current years, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This instrument is being executed on behalf of Kholoud Mahmoud Abu Rahmeh, pursuant to a Power of Attorney executed by same on the 15th day of July, 2019, of record in Instrument No. 202001240008642, Register's Office for Davidson County, Tennessee.

This is improved property, known as **809 Century Oak Court, Nashville, TN 37211**

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 **23rd** day of **January, 2020.**

Zaidoun Nofal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Zaidoun Nofal,** 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 **23rd** day of **January, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my/our hand(s) this **23rd** day of **January, 2020.**

Kholoud Mahmoud Abu Rahmeh by [signature] Attorney in Fact

Kholoud Mahmoud Abu Rahmeh,
By: Zaidoun Nofal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Zaidoun Nofal,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kholoud Mahmoud Abu Rahmeh,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kholoud Mahmoud Abu Rahmeh,** for the purpose therein contained, by signing the name of **Kholoud Mahmoud Abu Rahmeh,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd day of January, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)