THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 384839 **DEEDWARR**
04/13/2020 02:17:00 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20200413-0038403

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Blair Ashley Porter and Joshua Thomas Porter 2036 Leeds Lane Nashville, TN 37221	New Owner	141-05-0A-703.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nour Mohammed Zahrawi and Noura Othman, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Blair Ashley Porter and Joshua Thomas Porter wife and husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee being Lot No. 703 on the Plan of Avondale Park, Phase 3. Section 2 of record in Instrument No. 20151007—0102442 Register's Office for Davidson County. Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mohammed Zahrawi and Noura Othman, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record on November 3, 2016, at Instrument No.20161103-0116305, Davidson County Register of Deeds.

This property is commonly known as 2036 Leeds Lane, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 7th **day of** ~~March~~ April**, 2020**:

Nour Mohammed Zahrawi

Noura Othman

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nour Mohammed Zahrawi** and **Noura Othman,** the bargainors, 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, this 7th day of ~~March~~ April, 2020:

Notary Public Amanda F Zorc

My Commission Expires: 9.12.2022

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires Sep 12, 2022

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Fulton

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$352,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7th DAY OF ~~March~~ April, 2020:

Notary Public Amanda F Zorc

My Commission Expires: 9.12.2022

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires Sep 12, 2022