WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samir Alajou and Mariam Alajou	Samir Alajou and Mariam Alajou	09805019000
(NAME)	(NAME)	
5169 Hunters Point Lane	5169 Hunters Point Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 454757 DEEDWARR
08/12/2020 09:40:30 AM 6 pgs
Fees: $33.00 Taxes: $647.50
20200812-0089708

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Angela Berry Barham and Andrea Berry Cooley, co-trustees of the 5169 Hunters Pt. Property Trust ua dated 03/22/2019,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samir Alajou and Mariam Alajou, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 36A, on the plan of ZONE LOT DIVISION LOT 36-HUNTER'S POINT SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 736, as shown on plat of record in Book 8250, Page 396, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Fred Berry and LInda Berry, as husband and wife by Warranty Deed dated 09/30/2015, from Karen Gail Johnson, unmarried, of record in Instrument 20151002-0100350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Berry Barham and Andrea Berry Cooley, co-trustees of the 5169 Hunters Pt. Property Trust ua dated 03/22/2019 by Quitclaim Deed dated 03/22/2019, from Fred A. Berry and wife, Linda L. Berry, of record in Instrument 20190430-0039944, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Book 5200, Page 736, amended in Book 8250, Page 396, (2) Covenants, conditions, easements and restrictions recorded in Book 3814, Page 592, Book 3897, Page 925, amended in Book 6207, Page 609, (3) Covenants, conditions, easements and restrictions of record in Book 6279, Page 741, (4) Permanent Drainage Easement of record in Book 9570, Page 936, (5) Charter of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5169 Hunters Point Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of August, 2020.

5169 Hunters Pt. Property Trust u/a dated March 22, 2019

Angela Berry Barham, Co-Trustee

By: Angela Berry Barham, Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Angela Berry Barham, Co-Trustee of the 5169 Hunters Pt. Property Trust u/a dated March 22, 2019,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledge herself to be the **Co-Trustee of the 5169 Hunters Pt. Property Trust u/a dated March 22, 2019,** the within bargainor, and that she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of August, 2020.

Tracey Trumphour

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Effective the 6th day of August, 2020.

5169 Hunters Pt. Property Trust u/a dated March 22, 2019

By: Andrea Berry Cooley, Co-Trustee

State of _____

County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Andrea Berry Cooley, Co-Trustee of the 5169 Hunters Pt. Property Trust u/a dated March 22, 2019,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledge herself to be the **Co-Trustee of the 5169 Hunters Pt. Property Trust u/a dated March 22, 2019,** the within bargainor, and that she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of August, 2020.

_____
Notary Public

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On 08/06/2020 before me, Alexandra Zoe Gunther, Notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Andrea Cooley
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEXANDRA ZOE GUNTHER
Notary Public - California
San Diego County
Commission # 2318608
My Comm. Expires Jan 10, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alexandra Zoe Gunther
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

AZG

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202008120089708

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____ AZ6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me

on this 6 day of August, 20 22,
by *Date* *Month* *Year*

(1) Andrea Cooley

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ALEXANDRA ZOE GUNTHER
Notary Public - California
San Diego County
Commission # 2318608
My Comm. Expires Jan 10, 2024

Signature Alexandra Zoe Gunther

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____ AZ6

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CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

