Karen Johnson Davidson County
Batch# 469033 DEEDWARR
09/03/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20200903-0100230

WARRANTY DEED

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires November 22, 20

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1106

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Romany Hany	NEW OWNERS	164-03-0B-006.00
2203 Postings Pl		
Antioch, TN 37013		

FOR AND 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,

Remon Samir Nabih Habeb, a married man, joined herein pro forma by his spouse, Manal S. Rateb

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

Romany Hany and Remon Habeb, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 45 of Rolling Hills Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime With Private Elements) established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing Rolling Hills Townhomes of record in Instrument No. 20170824-0087222, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Instrument Number 20170824-0087224, in said Register's Office for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and

buildings thereof; said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentages as set forth in said By-Laws.

BEING the same property conveyed to Remon Samir Nabih Habeb, a married man, joined herein pro forma by his spouse, Manal S. Rateb by Warranty Deed from FAM Properties, LLC, a Tennessee Limited Liability Company, dated October 11, 2017, recorded on 10/12/2017, in Instrument No. 20171012-0104868, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 2203 Postings Pt, Antioch, TN 37013

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), their heirs and/or 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), their heirs and/or 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/my hand on the 28th day of August, 2020.

Remon Habeb

Remon Habeb

Manal Rateb

Manal S. Rateb

STATE OF TENNESSEE

OF WILLIAMSON

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires November 22, 2023

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Remon Habeb and Manal S. Rateb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August 2020.

Misty D. Cogdill

Notary Public

My Commission expires: 11-22-2023

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
November 22, 2023

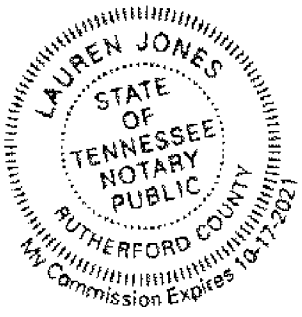
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22