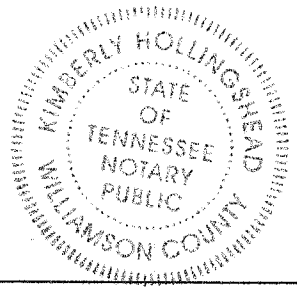
Karen Johnson Davidson County
Batch# 471871 DEEDWARR
09/08/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200908-0102274

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/2/23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1156

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Demiana Faltas		136-05-020.00
2904 Harbor Lights Dr		
Nashville, TN 37217		

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,

Ghanya H. Haron and Nabil Adly Salib, ~~husband and wife~~ husband and wife

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

DEMIANA FALTAS, A SINGLE WOMAN

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

LAND in Davidson County, Tennessee, being Lot No. 38, as shown on the plan of Section Two, Bayview, of record in Plat Book 9700, page 517, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ghanya H. Haron, a married woman by Warranty Deed from Elizabeth K. Leach, unmarried, dated 9/12/2018, recorded on 09/13/2018, in Instrument No. 20180913-0090882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth K. Leach, unmarried by Warranty Deed from NVR Homes, Inc., t/a Ryan Homes, a Virginia Corporation, dated September 30, 1998, recorded on 10/05/1998, in Book 11142, page 28, 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 2904 Harbor Lights Dr, Nashville, TN 37217

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 31st day of August, 2020.

Ghanya H Haron
Ghanya Haron

Nabil Adly Salib
Nabil Adly Salib

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ghanya Haron (the bargainor, 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. and Nabil Adly Salib

Witness my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

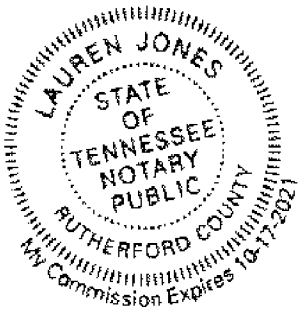
Certificate of Authenticity

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