Karen Johnson Davidson County
Batch# 502399 DEEDWARR
10/28/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $606.80
20201028-0124862

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hany Asaad and Rania Asaad	SWBC Morgage Corporation	Parcel ID: 136 14 0 213.00
(NAME) 723 Holder Drive	(NAME) 117 Seaboard Lane, Suite F-205	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kravat Jade Elizabeth, Single**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HANY ASAAD AND RANIA ASAAD, 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 in Davidson County, Tennessee, being Zone Lot 67-B, on the Plan of Zone Lot Division Lots 67-70, Harbor Gate, Section One, of record in Book 6200, Page 331, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jade Elizabeth Kravat, a single woman, by Warranty Deed from Keith W. Abrams, married, of record in Instrument No. 20191223-0132151, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 23, 2019.

Being the same property conveyed to Keith W. Abrams, married, by Warranty Deed from Leah J. Moore f/k/a Leah J. Boyle, married, of record in Instrument No. 20190516-0046417, in the Register's Office of Davidson County, Tennessee, dated May 16, 2019 and recorded on May 16, 2019.

Being the same property conveyed to Leah J. Boyle, unmarried, by Warranty Deed from Elizabeth L. Weber, unmarried, of record in Instrument No. 20010703-0070360, in the Register's Office of Davidson County, Tennessee, dated June 29, 2001 and recorded on July 03, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 723 Holder Drive, 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 Grantees, their heirs and assigns forever; and we do covenant with 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 our hands this 20 day of October, 2020

Kravat Jade Elizabeth

Kravat Jade Elizabeth

STATE OF Missouri

COUNTY OF St. Charles

I, Jason Thomas Disko, a Notary Public in and for said County and State aforesaid, do certify that Kravat Jade Elizabeth, whose name is signed to the writing above, bearing date on the 20th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of her own.

Given under my hand this the 20th day of October, 2020.

Notary Public

My Commission Expires: 1-2-2023

(SEAL)

JASON THOMAS DISKO
Notary Public, Notary Seal
State of Missouri
Saint Charles County
Commission # 19827822
My Commission Expires 01-02-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY