WARRANTY DEED

Karen Johnson Davidson County
Batch# 502448 DEEDWARR
10/28/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201028-0124919

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1212

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Ali Azzawi		148 01 0 174.00
281 Le Bon Rd.	Same	
Nashville, TN 37211		

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,

Stephen M. Scheffer and Connie Scheffer, husband and wife, as joint tenants with full rights of survivorship

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

ALI AZZAWI AND MARWAH KAREEM, HUSBAND AND WIFE

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. 408 on the Plan of the Resubdivision of Reserve Parcel "D" and "F" and Lot 390 on recorded Plan of Hillbrook, Section 6, of record in Book 4060, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 408 fronts 100.33 feet on the southeasterly margin of Le Bon road and extends back 88.3 feet on the northeasterly line 126.4 feet on the southwesterly line to a broken line in the rear, measuring 114.92 feet thereon.

BEING the same property conveyed to Stephen M. Scheffer and Connie Scheffer, husband and wife, as Joint Tenants with Full Rights of Survivorship by QuitClaim Deed from Stephen M. Scheffer, a married man, dated April 29, 2019, recorded on 05/14/2019, in Instrument No. 2090514-0045273, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephen M. Scheffer by Warranty Deed from Beneficiaries of the estate of Robert E. Driggs, being Lavergne M. Williams, by and through James E. Parker, Attorney in Fact, Lewis A. Segelson, by and through James E. Parker, Attorney in Fact, Barbara J. Robles, by and through James E. Parker, Attorney in Fact, Stanley W. Detwiler, Jr. by and through James E. Parker, Attorney in Fact, Samuel Wesley Detwiler, by and through James E. Parker, Attorney in Fact, William Detwiler, by and through James E. Parker, Attorney in Fact, Kathleen S. Dominguez Detwiler, by and through James E. Parker, Attorney in Fact, Russell Wayne Detwiler, by and through James E. Parker, Attorney in Fact, Paula Robertson, by and through James E. Parker, Attorney in Fact, Malcolm Stanley Driggs, Woodward, by and through James E. Parker, Attorney in Fact, Loland Clifford Driggs, by and through James E. Parker, Attorney in Fact, Artha Griffey, by and through James E. Parker, Attorney in Fact, Doris Minks, by and through James E. Parker, Attorney in Fact, Wava Reed, by and through James E. Parker, Attorney in Fact, Walta Hunter Russ, by and through James E. Parker, Attorney in Fact, dated September 29, 1999, recorded on 10/01/99, in Book 11683, page 317, 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.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 4060, Page 173, said Register's office.

This is improved property known as 281 Le Bon Rd., Nashville, TN 37211

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 15th day of October, 2020.

Stephen Scheffer

Connie Scheffer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Stephen Scheffer and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Connie Scheffer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 15th day of October 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 JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22