THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2020. Notary Public My Commission Expires: ___

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 508288 DEEDWARR
11/03/2020 11:25:46 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20201103-0128495

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Majida N. Rejab and Hatam Zirar Karim 175 Tusculum Road Antioch TN 37013	New Owner	Tax Parcel ID No. 162 06 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Thomas Owen and Heather Joy Owen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Majida N. Rejab and Hatam Zirar Karim, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Tusculum Circle, Section One of record in Plat Book 3842, Page 150, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Thomas Owen and Heather Joy Owen, married, by Warranty Deed from Mary Darlene Burgess formerly known as Mary Darlene Bennett, of record in Instrument No. 20091120-0106958, in the Register's Office of Davidson County, Tennessee, dated November 18, 2009 and recorded on November 20, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tusculum Circle, Section One, as recorded in Plat Book 3842, Page(s) 150.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4176, Page 284.

This is improved property located at 175 Tusculum Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2020.

Jeffrey Thomas Owen by Nathan Powers, Attorney in fact
Jeffrey Thomas Owen
By: Nathan Powers, Attorney in Fact

Heather Joy Owen by Nathan Powers attorney in fact
Heather Joy Owen
By: Nathan Powers, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey Thomas Owen and Heather Joy Owen and that he is authorized by Jeffrey Thomas Owen and Heather Joy Owen to execute this instrument on their behalf.

WITNESS my hand, at office, this 22nd day of October, 2020.

M. Alexis Mendl
Notary Public

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 05/03/21