WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9700-mc

Karen Johnson Davidson County
Batch# 542114 DEEDWARR
12/23/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20201223-0153240

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0750-20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2020

Notary Public
My Commission Expires: 3.6.2024

Address of New Owner	Send Tax Bills To:	
Dawad Monir 4561 Hamilton Lane Antioch, TN 37013	New owner	Map/parcel: 150-14-0B-036.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Shnouda Narouz Salib, married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawad Monir and Meriana Azab, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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, and being all of Lot No. 21 on the Final Plat of HAMILTON CHURCH SUBDIVISION, Phase II, as appearing of record in Instrument No. 20070425-0049479, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shnouda Salib, married, by Deed from Erian Goda, married, dated 7/22/2015 and filed for record in Instrument No. 20150729-0074498, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20180307-0021412, Instrument Number 20070329-0037535, Instrument Number

20140102-0000456 and Instrument Number 20070329-0037528, in the Register's Office for Davidson County, Tennessee.

Suzan L. Hakim hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4561 Hamilton Lane, 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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of December, 2020

Shnouda Salib
Shnouda Narouz Salib

Suzan Hakim
Suzan L. Hakim

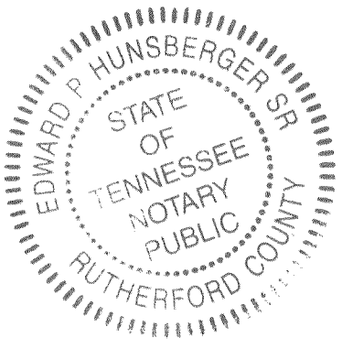
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Shnouda Narouz Salib and Suzan L. Hakim**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2020

Notary Public

My Commission Expires: 2/21/22



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

