THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232299** Karen Johnson Davidson County Batch# 560734 DEEDWARR 01/26/2021 09:51:30 AM 2 pgs Fees: $13.00 Taxes: $1,406.00 20210126-0011195	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2021. J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Mustafa Al Attraqchi and Hayfaa Jawaheri 3041 Cody Hill Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 12 0B 365.00

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, **Tiffany Rose Stewart and Joseph Garrett Stewart, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mustafa Al Attraqchi, married and Hayfaa Jawaheri, unmarried, as joint tenants with rights of survivorship**, ("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. 198, on the Plan of Section Fourteen Bradford Hills of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany Rose Stewart and Joseph Garrett Stewart, wife and husband, by Warranty Deed from Joseph B. Tipton Jr. and Loraine Tipton, husband and wife, of record in Instrument No. 20200727-0082014, in the Register's Office of Davidson County, Tennessee, dated July 21, 2020 and recorded on July 27, 2020.

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 Section Fourteen Bradford Hills, as recorded in Plat Book 7900, Page(s) 6, as amended in Plat Book 7900, Page 739.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 9384, Page 290.

Easement recorded in Book 1113, Page 606 and Book 1318, Page 441.

Easement for Water Main, recorded in Book 8377, Page 769 and Book 9988, Page 932.

Easement for Sanitary Sewer, recorded in Book 8377, Page 808 and Book 9988, Page 928.

This is improved property located at 3041 Cody Hill Road Nashville TN 37211

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 25th day of January, 2021.

Tiffany Rose Stewart

Joseph Garrett Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tiffany Rose Stewart and Joseph Garrett Stewart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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