Name and Address of New Owner:
Zam Sam Cing
5308 Hickory Woods Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 562534 DEEDWARR
01/27/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210127-0012129

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 176050B16800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Saleh Awad and Engy Naser, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zam Sam Cing, single woman,** "the Grantee," the following described real estate in Davidson County, Tennesse:

Land in Davidson County, Tennessee, being Lot Number 2 on the plan of Hickory Woods Estates, Section C, Phase 2, of record in Plat Book 9700, Page 952, 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 Saleh Awad and Engy Naser, husband and wife by Warranty Deed from Brent Dongas, unmarried dated November 29th 2016 and recorded November 30th 2016 record in Instrument No. 20161130-0125546 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5308 Hickory Woods Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of January, 2021.

Saleb Awad (SEAL)
Saleb Awad

Engy Naser (SEAL)
Engy Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2021, before me personally appeared Saleb Awad and Engy Naser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of January, 2021.

Notary Public
My commission expires: 4-18-2021
File No. 20-1704

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