NEW OWNER:
Salah Khalifa Anis
618 Paces Ferry Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-33

MAP & PARCEL
096-11-0-151

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 578028 DEEDWARR
02/25/2021 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $928.70
20210225-0023508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY ONE THOUSAND AND 00/100 DOLLARS ($251,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Catherine Jo Green and Tamra J. Green, as tenants in common with right of survivorship** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Salah Khalifa Anis, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 75, on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 75 fronts 75 feet on the West side of Paces Ferry Drive and extends back 161.98 feet on the North line and 160.39 feet on the South line, to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Catherine Jo Green and Tamra J. Green, as tenants in common with right of survivorship by Quitclaim Deed from Catherine Jo Green, dated the 27th day of January, 2019 and recorded the 5th day of February, 2019, in Instrument No. 20190205-0010667, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $0.00). Being also the same property conveyed property conveyed to William Fred Green and wife, Catherine Jo Green by Warranty Deed from Gary F. Poling and wife, Sharon J. Poling, dated the 8th day of June, 1981 and recorded the 10th day of June, 1981 in Book 5755, Page 341, Register's Office for Davidson County, Tennessee. William Fred Green having since died, leaving said property vested in Catherine Jo Green, as surviving tenant by the entirety. (Value of consideration shown in aforementioned deed is $ 49,590.85)

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22 day of February, 2021.

Tamra J. Green

Catherine Jo Green

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Catherine Jo Green and Tamra J. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of February, 2021.

NOTARY PUBLIC

My commission expires: 11/10/24

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **251,000.00**.

SALAH ANIS

AFFIANT

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

NOTARY PUBLIC

My commission expires: 10-26-21

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).