Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15391

WARRANTY DEED

Karen Johnson Davidson County
Batch# 582518 DEEDWARR
03/03/2021 09:52:42 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210303-0027209

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike. Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ziravan Sadeq and Berivan Abdullah Sabry	Ameris Bank	
(NAME)	(NAME)	
334 Binkley Drive	1820 Swarthmore Ave	147 01 0 119.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MONICA BRATTON, UNMARRIED AND STEVE BRATTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZIRAVAN SADEQ AND BERIVAN ABDULLAH SABRY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 389 on the Plan of Section Three, Caldwell Hall, of record in Book 2900, Page 131, Register's Office for said County.

Said Lot No. 389 fronts 90 feet on the North side of Binkley Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Steve Bratton and Monica Bratton, husband and wife, as joint tenants, by Warranty Deed from Jody Beth Martin and Kent Allen Martin, wife and husband of record in Instrument No. 20180309-0022733, in the Register's Office of Davidson County, Tennessee, dated March 08, 2018 and recorded on March 09, 2018. Steve Bratton and Monica Bratton have since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 334 Binkley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February, 2021

Monica Bratton BY: Taryn Patton Attorney In Fact

MONICA BRATTON, BY: TARYN PATTON, ATTORNEY IN FACT

STEVE BRATTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Bratton, the bargainor, 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.

Witness my hand and official seal this 26th day of February, 2021.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Taryn Patton, to me known to be the person who executed the foregoing instrument on behalf of Monica Bratton and acknowledged that she executed the same as the free act and deed of Monica Bratton.

Witness my hand and official seal this 26th day of February, 2021.

Commission expires:

Notary Public