WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-202

Y-SB-SWBC-21-554

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reber Hassan and Kasar Abdulla	**SWBC Mortgage**	
(NAME)	(NAME)	**147-10-0-206.00**
5912 Cross Pointe LN	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALI SALEH NOORADDIIN, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBER HASSAN AND KASAR ABDULLA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the West margin of Adamwood Drive at the corner of Lots 18 and 19; thence South with said Drive, 84.33 feet to a monument; thence around a curve, Southwesterly 36.88 feet to a monument in the North margin of Bonerwood Drive; thence with said Drive, around a slight curve, Westerly 91 feet to a monument; thence leaving said Drive, Northerly 135.25 feet to the corner of Lots 18 and 19; thence East with the line of said lots 161.4 feet to the beginning

Being the same property conveyed to Ali Saleh Nooraddiin, single person by Warranty deed from Ramazan M. Babiry, married of record in Instrument No. 20170111-0003128 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 11, 2017.

Subject property was never said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4094, Page 686, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **554 Adamwood Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 627084 DEEDWARR
04/30/2021 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210430-0058480

Witness my/our hand(s) this the 29th DAY OF APRIL, 2021.

Ali Saleh Nooraddiin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALI SALEH NOORADDIIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212