WARRANTY DEED

Karen Johnson Davidson County
Batch# 627091 DEEDWARR
04/30/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20210430-0058492

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Nicolette Ale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Youssef Abdulkareem	NEW OWNER c/o SWBC mortgage	164060B08500CO
(NAME)	(NAME)	
526 Bradburn Village Circle	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 considerations, the receipt of which is hereby acknowledged, we **Daniel E. Riley and Janet Riley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Youssef Abdulkareem, a single man**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 128 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel E. Riley and Janet Riley, husband and wife by Warranty Deed from Robert E. McClellan, Jr., married, dated 02/16/2018 and recorded 02/22/2018, of record in Instrument 201802220017022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Covenants, conditions, easements and restrictions recorded in Instrument 200608160101099, First Amendment to Declaration of record in Instrument 200707170084884, Amendment and Restated Declaration of record in Instrument 200708170098536, Supplementary Declaration to Amended and Restated Declaration of record in Instrument 201211090103798, Assignment of Developer's Rights Under Amended and Restated Declaration of record in Instrument 201708020078538; Right of Way Easement including terms and conditions thereof as recorded in Book 3644, Page 317, Book 3670, Page 396; Supplemental Right of Way Agreement of record in Book 4579, Page 913; Pipeline Easement including terms and conditions thereof as recorded in Book 4728, Page 63; Easement recorded in Book 5799, Page 662; Transmission Line Easement including terms and conditions thereof as recorded in Instrument 200209090109148; Stormwater Detention Agreement of record in Instrument 200606080068199; Agreement Regarding Grant of Easement of record in Instrument 200706220074712; Corporate Conveyance of Easement of record in Instrument 200808070081447; Grant of Easement of record in Instrument 201702060012425;p Quitclaim Deed of record in Instrument

200608230103545; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument 200608230103546, Scrivener's Affidavit of record in Instrument 201711010111800, Register's Office for Davidson County, Tennessee.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 526 Bradburn Village Circle, Antioch, TN 37013
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 23rd day of April, 2021.

Daniel E. Riley

Janet Riley

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel E. Riley and Janet Riley,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of April, 2021.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1172136
Warranty Deed TN

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023