Karen Johnson Davidson County
Batch# 629743 DEEDWARR
05/05/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.08
20210505-0060572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,750.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2021.

Notary Public

My commission expires: 4-1723

(Notary Stamp)

GREGORY D. VADNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Haley L. Hershey | Haley L. Hershey | 128-12-0C-051.00-CO |
| 1119 Woodbury Falls Court | 1119 Woodbury Falls Court | |
| Nashville, TN 37221 | Nashville, TN 37221 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Karen Michelle Mufarreh, Trustee of the Karen Michelle Mufarreh Living Trust, established by the Revocable Trust Agreement of Karen Michelle Mufarreh dated September 10, 2020 as to a ½ undivided interest in the subject property, and Heather Mufarreh as to a ½ undivided interest in the subject property, tenants in common**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Haley L. Hershey, an unmarried woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 1119 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Heather Mufarreh and Karen Mufarreh by Warranty deed from Waleed Alharbi, married, and Haitham Yahya Wafaullah, unmarried of record in Instrument No. 20180824-0083980 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 24, 2018. The said Karen Mufarreh having since conveyed her ½ interest in the subject property to Karen Michelle Mufarreh, Trustee of the Karen Michelle Mufarreh Living Trust, established by the Revocable Trust agreement of Karen Michelle Mufarreh, by Quitclaim Deed from Karen Michelle Mufarreh, of record as Instrument No. 20201216-0148798 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 16, 2020. The said Karen Michelle Mufarreh is one and the same as, and is also known as the said Karen Mufarreh.

This is improved property known as **1119 Woodbury Falls Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of May, 2021.

Karen Michelle Mufarreh, Trustee

Heather Mufarreh

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen Michelle Mufarreh**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Karen Michelle Mufarreh Living Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Notary Public
My Commission Expires: 5-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**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, Heather Mufarreh, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of May, 2021.

Notary Public
My Commission Expires: 5-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 21-000168-526

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)