Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 645608 DEEDWARR
05/28/2021 10:51:22 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210528-0072331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Elizabeth Aldana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2021.

Carrie Borden
Notary Public

MY COMMISSION EXPIRES: 12/6/2021
(AFFIX SEAL)

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0335

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wael Ibrahim and Christen Sleman, husband and wife	CrossCountry Mortgage, LLC	Map: 164100A37100CO
(NAME) 1021 Summercrest Court	(NAME) 6850 Miller Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brecksville OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ABBIGAIL K. WEBSTER AND MICHAEL L. WEBSTER, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WAEL IBRAHIM AND CHRISTEN SLEMAN, 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. 416 on the Plan of Village Nine, Summerfield Subdivision, of record in Instrument No. 20060718-0086560 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Abbigail K Webster and Michael L Webster, wife and husband, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20160212-0013807, dated February 11, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20060718-0086560, said Register's Office.

Charter for Homeowners Association of record in Book 11648, Page 660, amended in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20000113-0004777 and Instrument No. 20050329-0033458, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument No. 19991216-0303934 and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10774, Page 945, amended and supplemented in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20060724-0089079, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081, Instrument No. 20060921-0117120, Instrument No. 20201221-0150859, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1021 Summercrest Court, Antioch, TN 37013
(House No.) (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 our hands this 27th day of May, 2021.

Abbigail K. Webster

Abbigail K. Webster

Michael L. Webster

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 Abbigail K. Webster and Michael L. Webster, 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.

Witness my hand and official seal this, 27th day of May, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.