WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12243-MC

Karen Johnson Davidson County
Batch# 658587 DEEDWARR
06/17/2021 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20210617-0081695

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Salama Hebiash **3501 Longhaven Crossing** **Antioch, TN 37013**	U.S. Bank 9350 Excelsior Blvd. Hopkins MN 55343	**164-09-0-024.00**

State of Tn
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$310,000.00**

Affiant

Sworn to and subscribed before me this 15th day of June, 2021.

Notary Public

My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **EMAD AZZOZ AND AYDA AZZOZ, HUSBAND AND WIFE** (Collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **SALAMA HEBIASH, A SINGLE MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **3501 Longhaven Crossing, Antioch, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 set its hand on this 15 day of June 2021.

GRANTOR:

Emad Azzoz

Emad Azzoz

Ayda Azzoz

Ayda Azzoz

STATE OF Tennessee
COUNTY OF Williamson

On this 15 day of June, 2021, before me personally appeared Emad Azzoz and Ayda Azzoz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness ~~my hand~~ and official seal on this 15 day of June, 2021.

~~Notary Public~~
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 304, as shown on the map entitled Plan of First Amended Lots 302, 303, 304 and 305, Asheford Crossing, Section Five, of record as Instrument No. 20010917-0100408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EMAD AZZOZ and AYDA AZZOZ, HUSBAND AND WIFE, by deed from DAVID HARLOW, MARRIED, of record in Instrument No. 20130627-0066360, dated June 25, 2013, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20010917-0100408, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941 and Instrument No. 20001018-0103441, said Register's Office.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

