THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210535361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2021.

Notary Public
My Commission Expires: 8/22/22

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Karen Johnson Davidson County
Batch# 668265 DEEDWARR
06/30/2021 10:33:43 AM 2 pgs
Fees: $13.00 Taxes: $1,740.85

20210630-0088619

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yasir Karamanji and Layla Al Attraqchi 6940 Stone Run Nashville TN 37211	New Owner c/o SWBC mortgage corp 9311 San Pedro #100 San Antonio, TX 78216	Tax Parcel ID No. 180-03-0A-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Lawrence Buhagiar, Executor of the Estate of Candace D Williams** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yasir Karamanji and Layla Al Attraqchi, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section 1B, Stone Creek Park R20 Residential P.U.D. of record in Plat Book 9700, Page 266 as amended in Plat Book 9700, Page 389, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candace D. Williams, an unmarried woman by Warranty deed from Sonya Camile Sardon n/k/a Sonya Franklin Burney, married of record in Instrument No. 20190621-0060049 Register's Office for Davidson County, Tennessee, dated June 7, 2019 and recorded on June 21, 2019.

Candace D. Williams having died on or about February 13, 2021, leaving a Probate at Case No. 21P447, Davidson County Circuit Court. Will of Candace D. Williams authorizes Joseph Lawrence Buhagiar to serve as Executor of the Will.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 9700, Page 389, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 9700, Page 266, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 6068, Page 119, Book 6218, Page 199 and Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.

Amenities Areas of record in Plat Book 9700, Page 652, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365 amended in Instrument No. 20010719-0076875 and amended in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By- laws of record in Book 10324, Page 408, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6940 Stone Run Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2021.

Estate of Candace D Williams

BY: _____
Joseph Lawrence Buhagiar, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Lawrence Buhagiar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Executor of The Estate of Candace D Williams the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2021.

_____
Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021