Karen Johnson Davidson County
Batch# 674524 DEEDWARR
07/09/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210709-0092875

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-1281642-MC

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July 2021

Notary Public

MY COMMISSION EXPIRES: 2-10-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karam Fahim	First Community Mortgage	136-15-0-093.00
(NAME)	(NAME)	
3567 Gondola Drive	262 Robert Rose Drive Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro TN 37129	
(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, I/we **Richard Dew, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Karam Fahim and Nermen Ghabbour, husband and wife**, 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 Lot No. 67-B on the Plan of Chelsea of Priest Lake, Zone Lot Division of lots 64 through 68 Section 1-B of record in Plat Book 6250, Page 365, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Richard Dew by Warranty Deed from Bennie Mae Howze, dated 10/17/2003 and recorded 10/21/2003, of record in Instrument 20031021015534 7, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 6250, Page 365, Covenants, conditions, easements and restrictions recorded in Book 6298, Page 539, Register 's Office for Davidson County, TN.

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 ☒ 3567 Gondola Drive, 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 7TH day July 2021 .

Richard Dew

Richard Dew

State of NC
County of GASTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Dew, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7TH day of July, 2021.

Notary Public:
My Commission Expires: 10/29/25

JOSHUA MICHAEL BROWN
Notary Public - North Carolina
Gaston County
My Commission Expires Oct 29, 2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, DANIELLE JONES, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

Affiant Signature

July 7, 2021
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

