(1)

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Samueil Ghabrush
708 Luann Court
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 15005032600

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **ELDABA SOURIAL AND MOUZA MINA, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **SAMUEIL GHABRUSH, MARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 3-A, on the plan of Zone Lot Division of Lots 3, 4, and 5, Cherry Hills, Section 12, according to plat and survey appearing of record in Plat Book 6250, page 174 and in Book 6900, page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Eldaba Souvial and Mouza Mina, husband and wife, by deed from Kathleen E. Barrere, Trustee of the Barrere 2013 Living Trust under the Trust Agreement dated 07/12/2013, dated October 30, 2018, appearing of record in Instrument Number 20181101-0108179, of the Register's Office of Davidson County, Tennessee. Eldaba Souvial was erroneously typed on the previous deed; correct spelling is Eldaba Sourial.
>
> This conveyance is made subject to Restrictive Covenants of record in Book 4550, page 876 and Book 6436, page 642; and to any and all matters shown on said plat and survey of record in Plat Book 6250, page 174 and in Book 6900, page 40; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SAMUEIL GHABRUSH, MARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 683714 DEEDWARR
07/26/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210726-0100142

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20 day of July, 2021.

Eldaba Souvial
Eldaba Sourial

Mouza agaibi mina
Mouza Mina

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Eldaba Souvial and Mouza Mina, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 20 day of July, 2021.

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/10/22

SAMANTHA KILGOUR
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Samuel Ghabrush
AFFIANT

SWORN to and subscribed before me,
this 20 day of July, 2021.

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/10/22

SAMANTHA KILGOUR
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an oath that I am a licensed attorney and/or 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 **07/20/2021.**

Name: **Sheri Morgan**
Title: **President**
Date **07/22/2021**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **07/22/2021.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**