WARRANTY DEED

Karen Johnson Davidson County
Batch# 693641 DEEDWARR
08/10/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210810-0107280

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$335,000.00.**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRISTIN T. BURRELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Lawandy and Marina Mankoura 3713 Belle Oaks Antioch, TN 37013	Supreme Lending 14801 Quorum, Ste 300 Dallas, TX 75254	150-11-0-267.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kawees Hasan and wife, LaQuenta S. Hasan (f/k/a LaQuenta S. Lucas)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mina Lawandy and Marina Mankoura, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the Second Civil District formerly the Third Civil District, of Davidson County, Tennessee, being Lot No. 4 on the Plan of Belle Oaks Subdivision, Phase 1, of record in Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to LaQuenta S. Lucas, unmarried and Kawees Hasan, unmarried, tenants in common with rights of survivorship, by Warranty Deed from Timothy D. Knott and wife, Carrie L. Knott, dated 05/25/2016 and recorded 05/26/2016, of record in Instrument 201605260053118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3713 Belle Oaks, Antioch, TN 37013

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 my/our hand(s) this the 27th day of July, 2021.

Kawees Hasan

LaQuenta S. Hasan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kawees Hasan and LaQuenta S. Hasan with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of July, 2021.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make 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 July 27, 2021.

J. Carlton Drumwright

July 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 27, 2021.

Notary

My Commission Expires: 12/18/22

