Karen Johnson Davidson County
Batch# 697415 DEEDWARR
08/13/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20210813-0109731

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 12TH DAY OF AUGUST, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1565

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Abegael J. Murlick	ROCKET MORTGAGE	162 09 0B 095.00
5600 Country Way #182	635 WOODWARD AVE	
Nashville, TN 37221	DETROIT, MI 48226	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FARIS BEDAWI, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ABEGAEL J. MURLICK, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being Unit No. 182, Building 2, of Hickory Valley Condominiums, Phase III, a Condominium, established by Master Deed of record in Book 4918, page 116, Register's Office for Davidson County, Tennessee, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee, and as shown on the 4th Revised Plan of Phase III, Hickory Valley Condominiums, as of record in Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Faris Bedawi, single man by Warranty Deed from Cheryl M. McAlpin, married, dated May 20, 2019, recorded on 05/24/2019, in Instrument No. 20190524-0049322, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 5200, Page 131, Book 4860, page 1, Book 4890, page 372 and Book 4660, page 97, said Register's office.

3. Master Deed of record in Book 4918, page 116, Book 4958, page 346 and Book 8797, page 918, said Register's Office.

4. Articles of Incorporation/Charter of record in Book 8021, page 852, said Register's Office.

5. Access easement of record in Book 4842, page 979 and Book 5606, page 663, said Register's Office.

This is improved property known as 5600 Country Way #182, Nashville, TN 37221

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), their heirs and/or 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), their heirs and/or 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 our/my hand on the 12th day of August, 2021.

Faris Bedawi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Faris Bedawi, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 12th day of August 2021.

~~Notary~~ Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/13/2021 (date of document).

Affiant Signature

08/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL