WARRANTY DEED

DM-TY-21-04930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 709917 **DEEDWARR**
09/03/2021 01:50:43 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210903-0118987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Abdullah Berwary and Jereen Y. Berwary	**Ameris Bank**	
(NAME)	(NAME)	**147 16 0 127.00**
4930 Raywood Lane	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Marietta, GA 30067**	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID RAY GLADDEN AND WIFE, MARY C. GLADDEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABDULLAH BERWARY, MARRIED, AND JEREEN Y. BERWARY, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 209 on the Plan of Fairlane Park, Section III, of record in Book 2331, Page 145 and 146, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Ray Gladden and wife, Mary C. Gladden, by Warranty Deed from Donald H. Lowry and Paul A. Lowry, of record in Book 7728, Page 740, in the Register's Office of Davidson County, Tennessee, dated December 14, 1988 and recorded on December 15, 1988. (Value or Consideration shown in aforementioned deed $59,497.30)

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021, a lien not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairlane Park, Section III, as recorded in Plat Book 2331, Page(s) 145 & 146.

• Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2598, Page 491.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4930 Raywood Lane, Nashville, Tennessee 37211**.

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 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 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 1st DAY OF SEPTEMBER, 2021.

David Ray Gladden

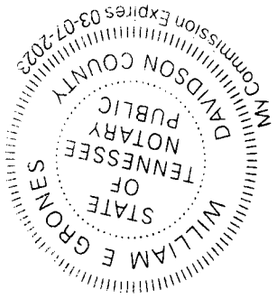
Mary C. Gladden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID RAY GLADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

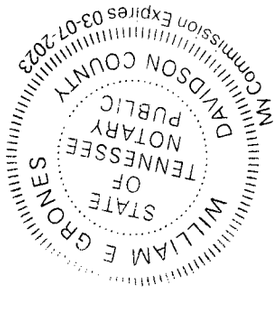


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY C. GLADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212