Name and Address of New Owner:
Wael Zaki and Mariam Badie
2016 Pulley Place
Nolensville, TN 37135
Send Tax Bills To:
45 Bank, NA
4801 Frederica St., Owensboro, Ky 42301
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 713187 DEEDWARR
09/13/2021 09:29:23 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20210913-0121968

Map & Parcel No: 148-05-0-092.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James E. Parker and wife, Anita B. Parker, Husband and Wife, tenants by the entireties**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wael Zaki and Mariam Badie, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 87 on the Plan of Haywood Acres, Section 1, of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 87 fronts 135 feet on the northerly side of Dade Drive and runs back 223.8 feet on the easterly line and 237.6 feet on the westerly line to a dead line in the rear on which it measures 178.7 feet.

Being the same property conveyed to Robert C. Parker by Warranty Deed from James E. Parker and wife, Anita B. Parker of record in Book 4250, page 662, Register's Office for Davidson County, Tennessee, dated July 11, 1968 and recorded on July 12, 1968. (Value or consideration shown in aforementioned deed $12,918.92.)

The said Robert C. Parker appears to have died on or about November 4, 1987. See Affidavit of Heirship Recorded on November 30, 1987, In Book 7413, Page 910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Parker and wife, Anita B. Parker, tenants by the entireties, by Deed Creating Estate by the Entireties, from James E. Parker of record in Book 10729, page 252, Register's Office for Davidson County, Tennessee, dated December 19, 1997 and recorded on December 19, 1997. (Value or consideration shown in aforementioned deed $0.00.)

Being also known as 330 Dade Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2021.

James E. Parker (SEAL)

Anita B. Parker (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James E. Parker and Anita B. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of September, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires:

ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

File No. 2021-1821