WARRANTY DEED

Karen Johnson Davidson County
Batch# 717077 **DEEDWARR**
09/15/2021 12:15:07 PM 2 pgs
Fees: $13.00 Taxes: $1,317.20

20210915-0123917

B-KW-21-3001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Nabil Adly Salib and Ghanya H. Haron	Movement Mortgage	
(NAME)	(NAME)	
3001 Harbor Lights Drive	8024 Calvin Hall Rd	**136-05-0A-070.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Indian Land, SC 29707	
(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, **MATTHEW PAUL STOTT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NABIL ADLY SALIB AND GHANYA H. HARON,*** 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Bayview Estates, Phase Two, a Planned Unit Development of record in Plat at Instrument No. 20000609-0057633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Paul Stott, single man by Warranty deed from Damien Shoemake, a married man of record in Instrument No. 20161129-0125200 Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 29, 2016.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Book 9700, Page 517 and Instrument Number 20000609-0057633, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10323, Page 55, as amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and Book 11271, Page 163, in Instrument No. 20020104-001403, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10323, Page 86, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 200007100068261, and Instrument No. 20020104-0001404 and Instrument No. 20040401-0036663, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7830, Page 233, in the Register's Office for Davidson County, Tennessee.
- Grant of Easements of record in Book 10085, Page 576, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Book 10339, Page 298, Book 10339, Page 233, and Book 10339, Page 293, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3708, Page 236 and Book 3708, Page 237, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20030717-0100235, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040209-0015578, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3001 Harbor Lights Drive, Nashville, Tennessee 37217**.

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 8 DAY OF SEPTEMBER, 2021.

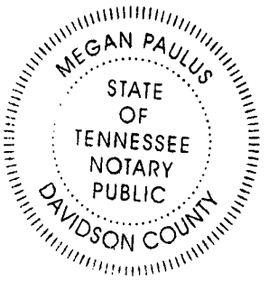
Matthew Paul Stott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW PAUL STOTT, 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 8th of September, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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