This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14533-RR

Karen Johnson Davidson County
Batch# 755316 DEEDWARR
11/16/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20211116-0152092

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14533-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $273,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Khalil and Inas Al Nuaimi 716 Reeves Road Antioch, TN 37013	SWBC Mortgage 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	149 13 0 012.00

WARRANTY DEED

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, **Sandra L. Bebko, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ali Khalil and Inas Al Nuaimi, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 141, on the plan of Debra Heights, Section Two, as filed of record in Book 3700, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property.

Being the same property conveyed to Sandra L. Bebko and James Bebko, wife and husband, by Warranty Deed from David Bebko, a married man and Pamela Hall (fka Pamela Bebko), a married woman, as tenants in common with rights of survivorship, of record in Instrument No. 20190404-0030659, in the Register's Office of Davidson County, Tennessee, dated April 2, 2019 and recorded on April 4, 2019. James Bebko died May 7, 2021, leaving Sandra L. Bebko the sole surviving tenant by the entirety.

This is improved property located at: **716 Reeves Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8TH day of November, 2021.

GRANTOR:

Sandra L. Bebko

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra L. Bebko, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202111160152092

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11.9.21.

Affiant Signature

11.9.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of November, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

