Karen Johnson Davidson County
Batch# 762341 DEEDWARR
11/29/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211129-0157241

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14675-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14675-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public
My Commission Expires: 1/3/2025

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kareman Saweres and Gamil Boukter 2139 Carefree Lane Antioch, TN 37013	SWBC Mortgage Corp. 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	164 16 0B 056.00

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/we, **Beter Saad, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kareman Saweres and Gamil Boukter wife and husband**, hereinafter called the Grantee(s), his/her/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 No. 56 in Cedarbrook A Cluster Lot Subdivision in Plat Instrument No. 20181105-0109350 corrected in Surveyor's Certificate of Correction recorded as Instrument No. 20190801-0076150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beter Saad, a single man, by Special Warranty Deed from D.R. Horton Inc., a Delaware Corporation, of record in Instrument No. 20190925-0097384, in the Register's Office of Davidson County, Tennessee, dated September 23, 2019 and recorded on September 25, 2019.

This is improved property located at: **2139 Carefree Lane, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 20__, 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 his/her/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 19th day of November, 2021.

GRANTOR:

Beter Saad

Beter Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beter Saad, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2021.



Notary Public
My Commission expires: 11/6/24

202111290157241

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 11.19.21.

Affiant Signature

11.22.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of November, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

