WARRANTY DEED

Karen Johnson Davidson County
Batch# 763654 DEEDWARR
12/01/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211201-0158433

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON 11/23/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRISTIN T. BURRELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4656

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Abdul Safeer Hakimi	SWBC Mortgage	098-06-0A-205.00-CO
2121 Bluejay Court	9311 San Pedro # 100	
Hermitage, TN 37076	San Antonio, Tx 78216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Romany Amen, married, a 25% undivided interest, Marian Masoud, married, a 25% undivided interest and Ramy Melek, married, a 50% undivided interest, Tenants in Common

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abdul Safeer Hakimi, sole ownership

HEREINAFTER CALLED THE GRANTEE(S), 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. 185 on the Plan of Final Plat, Phase Two, Section B, Bridgewater of record in Plat at Instrument No. 20080422-0040985, 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 Marguerite V. Slade, unmarried by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20130308-0023153 Register's Office for Davidson County, Tennessee, dated March 06, 2013 and recorded on March 08, 2013.

The said Marguerite V. Slade is now deceased having died January 15, 2021. See Probate in Docket No. 21P391, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Romany Amen, married, a 25% undivided interest, Marian Masoud, married, a 25% undivided interest, and Ramy Melek, married, a 50% undivided interest, Tenants in Common by Warranty deed from Alison Dupree White Dobbs and Tara Scott White Stone, Residuary Beneficiaries of the Estate of Marguerite Vivian Slade, and Michael David White, Personal Representative of the Estate of Marguerite Vivian Slade of record in Instrument No. 20210810-0107567 Register's Office for Davidson County, Tennessee, dated August 5, 2021 and recorded on August 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2121 Bluejay Court Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on November 23, 2021}.

Romany Amen

Marian Masoud

Ramy Melek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Romany Amen, Marian Masoud, and Ramy Melek, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 23, 2021.

Notary Public

KRISTIE BARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-4656

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 November 23, 2021.

J. Carlton Drumwright

November 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 23, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY