WARRANTY DEED

Karen Johnson Davidson County
Batch# 776658 DEEDWARR
12/20/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20211220-0167708

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rafan Al Sabbagh and Fadhel M. Alshami	Rafan Al Sabbagh and Fadhel M. Alshami	186040A06300CO
(NAME)	(NAME)	
8525 Gainsford Lane	8525 Gainsford Lane	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bryan L. Raver, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rafan Al Sabbagh and Fadhel M. Alshami, 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 No. 173 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan L. Raver by Quitclaim Deed from MRB Developers LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211207-0161761, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8525 Gainsford Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 15th day of December, 2021.

Bryan L. Raver

Dorothy Raver joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Bryan L. Raver.

State of Tennessee
County of Davidson

On this 15th day of December, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Bryan L. Raver and Dorothy Raver the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of December, 2021.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Sabbagh

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12900-AP

202112200167708

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/15/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** December, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM