Karen Johnson Davidson County
Batch# 783459 DEEDWARR
01/03/2022 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220103-0000826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Najat AL Baidhani	Najat Al Baidhani	Map: 14902010700
(NAME) 4900 Oak Barrel Drive	(NAME) 4900 Oak Barrel Dr	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAUREN E. COVINGTON, SUCCESSOR TRUSTEE OF THE COVINGTON FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 19, 2007 AND AMENDED ON NOVEMBER 12, 2015,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAJAT AL BAIDHANI,

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:

The lands herein conveyed being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oakwood Subdivision, Phase 3, Section 1, according to the plan of record in Book 7900, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Covington Family Revocable Living Trust, dated September 19, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees, by deed from Everett S. Covington and Martha A. Covington, of record in Instrument No. 20071206-0141448, dated November 7, 2007. Also see Warranty Deed in Instrument No. 20020830-0105204 and Certification of Trust in Instrument No. 20190918-0094773, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 268, said Register's Office.

Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sewer of record in Book 9531, Page 72, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Water Main of record in Book 9531, Page 76, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Book 10658, Page 591, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7954, Page 508, corrected in Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Homeowners Association of record in Book 7981, Page 474, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478, amended in Book 8038, Page 838, Book 8191, Page 324, Book 8313, Page 17, Book 8323, Page 410, Book 9237, Page 1, Book 9781, Page 987, Book 10650, Page 785, and Book 7981, Page 519, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4900 Oak Barrel Drive, Antioch, TN 37013
(House No.) (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 our hands this 22nd day of December, 2021.

The Covington Family Revocable Living Trust

BY: Successor Trustee
Lauren E. Covington
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lauren E. Covington, Successor Trustee of the The Covington Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Successor Trustee, of the The Covington Family Revocable Living Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Lauren E. Covington, as Successor Trustee.

Witness my hand and official seal this 22nd day of December, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-22-21 (date of document).

Kesha Herron
Affiant Signature

12-28-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Carol B Christian
Notary's Signature
My Commission Expires: Jan 16, 2024