Karen Johnson Davidson County
Batch# 796232 DEEDWARR
01/27/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220127-0009871

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2021-2341 (Seller only)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abanaub Asaad	SWBC	150-02-0B-002.00-CO
(NAME)	(NAME)	
3117 Bluewater Way	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moss Springs, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub Asaad, unmarried and Emad Tadres and Madiha Asaad, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Griggs Meadows (Lot 2) Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record as Instrument No. 20170313-0024352, and amended in Instrument No. 20170421-0039282 and amended in Instrument No. 20170524-0051780 and amended in Instrument No. 20210909-0120886 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Moss Springs, LLC by Quitclaim deed from Mark Marshall of record in Instrument No. 20141003-0091895, Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 3, 2014.

Subject to: 2022 Taxes have been prorated and assumed by Grantee; Subject to all matters shown on the Plan of record as Instrument Number 20161219-0132943 and in Instrument No. 20170628-0065025, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170313-0024352 and in Instrument No. 20170421-0039282 and Instrument No. 20170524-0051780, second amendment recoded with Instrument No: 20200630-0070717 and Instrument No. 20210909-0120886, Register's Office for Davidson County, Tennessee and any other amendments or modifications.

Grantor shall have the right to alter and/or move the driveway and/or the entrance to the driveway to the Property; and Upon seven (7) days written notice, Grantor shall have the right to convert the Property from overhead electric services to underground electric services, provided that Grantee expressly acknowledges and agrees that during any such conversion of the electric services, the Property may be

shall have the right to alter and/or change the water tap(s) and/or sanitary connections servicing the Property, provided that upon such alteration and/or change, new easements will be granted in accordance with the requirements of Metro Water and Sewer Services; and Upon any transfer of the Property from Grantor to any third-party and/or any other future transfer of the Property, the rights contained herein shall remain a part of such deed transferring the Property, shall be listed and included as deed reservations, and shall run with the land.

This property, known as 3117 Bluewater Way, Nashville, TN 37217
(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 hand(s) this 10th DAY OF Jan, 2022.

Moss Springs, LLC, a Tennessee limited liability company

BY: Yvette Meldrum, Authorized Agt

Yvette Meldrum, Its Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, Its Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of JAN, 2022

Notary Public

My commission expires: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

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 January 10, 2022.

J. Carlton Drumwright

January 10, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 10, 2022.

Notary

My Commission Expires: 12/18/22

