Karen Johnson Davidson County
Batch# 798774 DEEDWARR
02/02/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220202-0012097

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238979** FAITH E. JOHNSON Notary Public - Arizona Pinal Co. / #579788 Expires 04/15/2024	STATE OF ~~TENNESSEE~~ Arizona) COUNTY OF ~~DAVIDSON~~ Maricopa) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00 Affiant Subscribed and sworn to before me, this 7th day of January, 2022. Notary Public My Commission Expires: 04/15/2024

WARRANTY DEED

Address New Owner: Ayoob Ayoob and Karema Fouad 65 Donelson Street Nashville TN 37210	Send Tax Bills To: New Owner 104 Madison Mill Dr. Ndensville, TN 37135	Tax Information: Tax Parcel ID No. 093 16 0 351.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholaus Tippetts Degraffenried, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ayoob Ayoob and Karema Fouad, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, Block "C" on the Plan of the Hermitage Addition of record in Plat Book 57, Page 43, 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 Nicholaus Tippetts DeGraffenried, by Quitclaim Deed from Giv Partners, LLC, an Arizona Limited Liability Company, of record in Instrument No. 20210506-0060861, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on May 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Addition, as recorded in Plat Book 57, Page(s) 43.

This is improved property located at 65 Donelson Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of January, 2022.

Nicholaus Tippetts Degraffenried

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholaus Tippetts Degraffenried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2022.

Notary Public
My Commission Expires: 04/15/2024

FAITH E. JOHNSON
Notary Public - Arizona
Pinal Co. / #579788
Expires 04/15/2024

Certificate of Authenticity

I, Holly A Mason, 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 1/6/22.

Holly A

Affiant Signature

1/10/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January, 2022

Jacqueline G Brown

Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 7-8-22