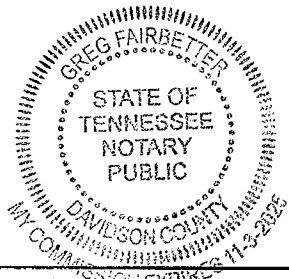
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashraf Saweres	New Owner	Map & Parcel 075 150 0400.00
(NAME)	(NAME)	
828 Netherlands Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Roger W. Wakefield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashraf Saweres and Nadrh Saweres, 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. 26-B, on the Plan of Zone Lot Division, Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Plat Book 6900, Page 184, Amending Plat Book 6250, Page 754, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Donna R. Wakefield and Roger W. Wakefield, wife and husband by deed from Charles Appleton of record in Instrument 20130204-0011431, Register's Office, Davidson County, Tennessee. The said Donna R. Wakefield has since died August 15, 2019 leaving the subject property vested in Roger W. Wakefield as the surviving tenant by the entirety.

Jessie Lee Hewitt executed this instrument on behalf of Roger W. Wakefield pursuant to a Power of Attorney of record in Instrument No. 20220201-0011363, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 6250, Page 754 and Amended in Plat Book 6900, Page 184, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 828 Netherlands Drive, Hermitage, TN 37076
(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

Karen Johnson Davidson County
Batch# 807042 DEEDWARR
02/17/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220217-0018357

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 hand this 21st day of January, 2022.

Roger W. Wakefield by Jessie Lee Hewitt, Attorney-in-Fact

Roger W. Wakefield by Jessie Lee Hewitt, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jessie Lee Hewitt as Attorney-in-Fact for Roger W. Wakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 21st day of January, 2022.

Notary Public
My commission expires: 2-26-24

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1·21·22 (date of document).

Affiant Signature

1·21·22
Date

State of Tennessee

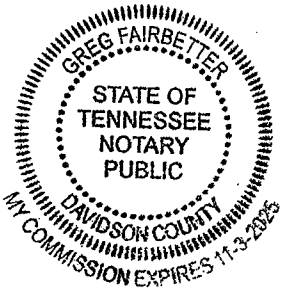
County of Davidson

Sworn to and subscribed before me this 21 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212