WARRANTY DEED

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

C.M.S. Salekin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Agboro
Notary Public

MY COMMISSION EXPIRES: 09-30-2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 808684 **DEEDWARR**
02/18/2022 03:01:25 PM 2 pgs
Fees: $13.00 Taxes: $910.20

20220218-0019470

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ibrahim Abdou	Churchill Mortgage Corporation	136 15 0A 022.00
(NAME) 3405 Old Anderson Road	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Choudhury M. Salekin, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ibrahim Abdou, a married man**, hereinafter called the Grantee, his 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 22, Unit 123, Phase I, on the plan of Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Choudhury M. Salekin, married, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of record in Instrument No. 20100927-0076610, in the Register's Office of Davidson County, Tennessee, dated September 20, 2010 and recorded on September 27, 2010.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

AMEZE AGBORO
NOTARY PUBLIC
FULTON COUNTY, GA
Commission #00470293
Expires On : September 30, 2024

This is improved property, known as 3405 Old Anderson Road, Unit 123, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 i do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 11th day of February, 2022.

C.M.S. Salekin

Choudhury M. Salekin

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Choudhury M. Salekin, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2022.

Ameze Agboro

Notary Public

My Commission Expires: 09-30-2024

(SEAL)

AMEZE AGBORO
NOTARY PUBLIC
FULTON COUNTY, GA
Commission #00470293
Expires On : September 30, 2024