WARRANTY DEED

Karen Johnson Davidson County
Batch# 812774 DEEDWARR
03/01/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220301-0022849

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/16/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JESSIE WILSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 08/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3099

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emad Bebawy and Maha Bawi	SWBC Mortgage Corp	174-11-0A-166.00-CO
2132 Camille Drive	9311 San Pedro Ave #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Milad Yakoub, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Bebawy and Maha Bawi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 454 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two of record in Plat at Instrument No. 20020821-0101307, 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 Lynda F. Beach, an unmarried woman by Warranty deed from Ronnie G. Hendrix, married of record in Instrument No. 20090504-0040066 Register's Office for Davidson County, Tennessee, dated April 27, 2009 and recorded on May 04, 2009.

Being the same property conveyed to Lynda S. Nixon by Quitclaim deed from Lynda F. Beach, an unmarried woman of record in Instrument No. 20100716-0055718 Register's Office for Davidson County, Tennessee, dated July 14, 2010 and recorded on July 16, 2010.

Being the same property conveyed to Lynda S. Summers, a married woman by Quitclaim deed from Lynda S. Summers f/k/a Lynda S. Nixon, a married woman herein joined by her spouse, Luther M. Summers of record in Instrument No. 20151020-0106763 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being the same property conveyed to Milad Yakoub, An Unmarried Man by Warranty Deed deed from Lynda S. Summers, A Married Woman of record in Instrument No. 20211220-0167623 Register's Office for Davidson County, Tennessee, dated December 9, 2021 and recorded on December 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2132 Camille Drive 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on February 16, 2022.

Milad Yakoub

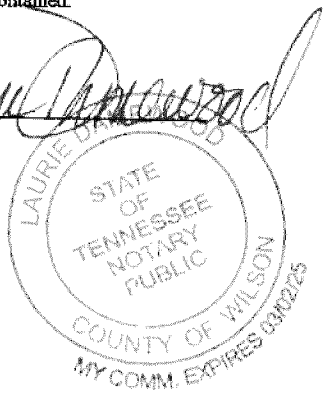
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Milad Yakoub, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 16, 2022.

Notary Public



My Commission Expires: _____

File #: 2022-3099

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 February 16, 2022.

J. Carlton Drumwright

February 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 16, 2022.

Notary

My Commission Expires: 12/18/22

