Karen Johnson Davidson County
Batch# 822916 DEEDWARR
03/16/2022 10:13:13 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220316-0030496

NTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Karam Gendy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karam Gendy, unmarried	Pinnacle Bank	Map: 174010A13100CO
(NAME) 1108 Silvermoon Drive	(NAME) 150 3rd Avenue South, Suite 1000	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SINAN AZEEZ AND WIFE, NADA AL DABBAGH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARAM GENDY, UNMARRIED,

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:

Being all of Lot No. One Hundred and Fifteen (115) on the Final Plat, Rivendell Woods Subdivision, Phase Two, Sec. One, according to plat and survey of record in Instrument No. 20100525-0040359, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sinan Azeez, a single man, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20120530-0046459, dated May 24, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20100525-0040359, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Instrument No. 20150310-0020239, in the Register's Office for Davidson County, Tennessee; (4) Easement to Columbia Gulf Transmission Co. of record in Book 3763, Page 4 and Book 4215, Page 632, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 9487, Page 908, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20031104-0161896, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer and Water Main Easement of record in Instrument No. 20070522-0061016, in the Register's Office for Davidson County, Tennessee; (8) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20130523-0052157, in the Register's Office for Davidson County, Tennessee; (9) Agreement for Private Storm Water Management Facilities of record in Instrument No. 20080725-0076238, in the Register's Office for Davidson County, Tennessee; (10) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150211-0012555, in the Register's Office for Davidson County, Tennessee; (11) Ingress/Egress Easement to Family Cemetery of record in Instrument No. 20040702-0079201, in the Register's Office for Davidson County, Tennessee; (12) Utility Easement to Tennessee Valley Authority of record in Instrument No. 20040702-0079201, in the Register's Office for Davidson County, Tennessee; (13) Grant of Easement for Conservation Greenway of record in Instrument

No. 20131022-0110208, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20070607-0068416, amended in Instrument No. 20080722-0074876, Instrument No. 20100831-0068917, Instrument No. 20130920-0099329, Instrument No. 20150310-0020240, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1108 Silvermoon Drive, Antioch, TN 37013
(House No.) (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 our hands this 15th day of March, 2022.

Sinan Azeez

Nada Al Dabbagh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sinan Azeez and Nada Al Dabbagh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of March, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY