Karen Johnson Davidson County
Batch# 822919 DEEDWARR
03/16/2022 10:18:43 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20220316-0030542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

X Nadia Bebawy
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

ZANA C PETTY
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.: 22-0124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nadia Bebawy, married woman	Churchill Mortgage Corp.	Map: 164060B10300CO
(NAME) 621 Bradburn Village Circle	(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 TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SABRY BEBAWY AND TARNIM SADKY, HUSBAND AND WIFE,

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

NADIA BEBAWY, MARRIED WOMAN,

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 Unit No. 60, on the plan of the Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, 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 Sabry Bebawy and Tarnim Sadky, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20190212-0012988, dated February 8, 2019, 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) Easement to Colonial Pipeline Company of record in Book 3644, Page 317, Book 3670, Page 396 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee; (3) Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee; (4) Easement to Tennessee Telephone Company DBA Telecom TDS of record in Instrument No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee; (5) Transmission Line Easement of record in Book 5799, Page 662, Instrument No. 20020905-0107384 and Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee; (6) Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee; (7) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee; (8) TVA Line Easement of record in Book 4579, Page 913 and Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee; (9) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080502-0045461, in the Register's Office for Davidson County, Tennessee; (10) Waiver of Option Agreement of record in Instrument No. 20170802-0078535, in the Register's Office for Davidson County, Tennessee; (11) Assignment of Developers Rights of record in Instrument No. 20170802-0078538, in the Register's Office for Davidson County, Tennessee; (12) Easement to Comcast of Nashville I, LLC of

record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee; (13) Access, Utility and Drainage Easement Agreement of record in Instrument No. 20171229-0132505, in the Register's Office for Davidson County, Tennessee; (14) Charter for Homeowners Association of record in Instrument No. 200060823-0103546, 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. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20121109-0103798, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137, Instrument No. 20180713-0068064, Instrument No. 20180924-0094137, Instrument No. 20190605-0053811, Instrument No. 20210329-0041049, Instrument No. 20210329-0041050, Instrument No. 20210412-0047996, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 621 Bradburn Village Circle, 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.

Sabry Bebawy
Sabry Bebawy

Tarnim Sadky
Tarnim Sadky

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 Sabry Bebawy and Tarnim Sadky, 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.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY