WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Y-ROG-22-1601

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Fayez Mankeriuos and Marian Youssef Gerges Abdelmalak	**CMG MORTGAGE, INC. dba CMG FINANCIAL**	
(NAME)	(NAME)	**149-15-0A-244.00-CO**
1601 Bridgecrest Drive	**3160 Crow Canyon Road, Suite 400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Ramon, CALIFORNIA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **FAWAZ OMAR ANBAR AND AYAT A. ALAWNEH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID FAYEZ MANKERIUOS AND MARIAN YOUSSEF GERGES ABDELMALAK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 327 on the Plan of Amendment to Phase 3, Cambridge Forest, Final Subdivision Plat of record in Plat at Instrument No. 20020503-0054630 (which amended plat of record in Instrument No. 20010628-00684830), 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 Fawaz Omar Anbar and Ayat A. Alawneh, husband and wife by Warranty deed from Daniel Michael, married and Fahim Eryan, married of record in Instrument No. 20170424-0040039 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, Book 10774, Page 723, Instrument No. 20020221-0022797, Instrument No. 20061208-0152145, Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, and Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Forest Homeowner's Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Cambridge Forest Homeowner's Association of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.
- Easement to AT&T of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Strom Drainage Easement of record in Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998, and revised September 24, 1999, by Anderson -Delk and Associates, Inc.

Karen Johnson Davidson County
Batch# 822979 **DEEDWARR**
03/16/2022 10:54:37 AM 2 pgs
Fees: $13.00 Taxes: $1,718.65

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- Easement of record in Book 6881, Page 320, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area of record in Instrument Number 20110919-0072464, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Bridgecrest Drive, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF MARCH, 2022.

Fawaz Omar Anbar

Ayat A. Alawneh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAWAZ OMAR ANBAR, the within named bargainor, 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.

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

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AYAT A. ALAWNEH, the within named bargainor, 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.

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

Notary Public
My Commission Expires: _____
(SEAL)