Karen Johnson Davidson County
Batch# 825263 DEEDWARR
03/21/2022 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20220321-0032041

WARRANTY DEED

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Lawra Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2021

Katelynn King
Notary Public

MY COMMISSION EXPIRES: 11-03-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		16208002300
(NAME) Music City Financial, LLC	(NAME) Music City Financial, LLC	
(ADDRESS) 7703 North Lamar Blvd #205 Austin, TX 78752	(ADDRESS) 828 Royal Parkway, Suite 204 Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Adnan Sharif, formerly known as Adnan G. Babokhky, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** 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 Lot No. 46, on the Plan of Antioch Park, Section 1, of record Book 3600, Page 96, Register's office for said County as follows:

Said Lot No. 46 fronts 76.8 feet on the southeasterly side of Benzing Road and extends back 139.7 feet on the northeasterly line and 140 feet on the southwesterly line, to a line on the rear on which it measures 73 feet.

Being the same property conveyed to Adnan G. Babokhky, by deed of record in Instrument No. 20050118-0006273, Register's Office for Davidson County, Tennessee.

Adnan G. Babokhky changed his name to Adnan Muhammed Sharif by Petition filed in the US District of Middle Tennessee. Adnan G. Babokhky one in the same as Adnan Sharif and Adnan Muhammed Sharif, see attached exhibit "A"

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 47 Benzing Rd., Antioch, TN 37013
(House Number) (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 my/our hands this 14th day of October, 2021.

Adnan Sharif

Adnan Sharif

State of Tennessee
County of Davidson

Personally appeared before me Adnan Sharif, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15979

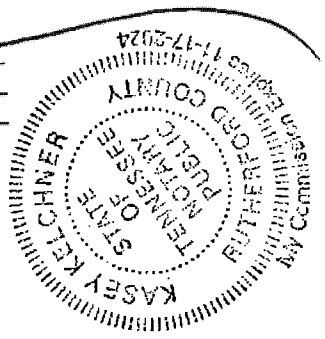


EXHIBIT A

U.S. Department of Homeland Security
U.S. Citizenship and Immigration Services

Petition for Name Change

US DISTRICT COURT FOR THE MIDDLE DISTRICT OF TENNESSEE

(NAME OF COURT)

As part of the naturalization process, you have the opportunity to legally change your name. Please complete lines 1 - 8 (Type or print clearly).

My full and correct name (current name):

1. ADNAN (FIRST) GHIATH (MIDDLE) BABOKHKY (LAST)

2. **Address:** 2008 Leefield Drive (Number/Street) Antioch, TN (City/State) 37013 (Zip Code)

3. **Country of Nationality:** Iraq

4. **Date of Birth:** 07/01/1979 (Month) (Day) (Complete Year)

5. **Alien Registration Card (Green Card) Number:** A 076 283 080

6. **I certify that I am not seeking a change of name for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.**

7. **I petition the court to change my name to:**

ADNAN (FIRST) MUHAMMED (MIDDLE) SHARIF (LAST)

8. **Date:** 7/23/2009

Adnan Ghiath Babokhky
Signature of Petitioner, (current name)

CERTIFICATION OF NAME CHANGE

I CERTIFY THAT THE ABOVE PETITION WAS GRANTED BY THE COURT ON August 28, 2009 (Date)

Keith Throckmorton
(Clerk) –

(Deputy Clerk)

IMPORTANT INFORMATION

Your copy of this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, will verify that you elected to change your name. Your Certificate of Naturalization bears your new name as changed per Order of the Court.

Form N-XXX (11/1/98)

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 10/14/2021 (date of document).

Affiant Signature

10/14/2021

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of October, 2021.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY