This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16050-SL

Karen Johnson Davidson County
Batch# 825394 DEEDWARR
03/21/2022 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220321-0032199

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2022.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sousan Yazdani 2005 Skyshore Way Antioch, TN 37013	Pinnacle Bank PO Box 702726 Dallas, TX 75370	173 08 0A 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amir Yacoub and Wafaa Henain, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sousan Yazdani, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 25 on the, Section Two, Deer Valley, A "Cluster Lot Subdivision" Planned Unit Development, as shown as Document No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to Amir Yacoub and Wafaa Henain, husband and wife, by Warranty Deed from Derrick Dewayne Cantrell, of record in Instrument No. 20121008-0091845, in the Register's Office of Davidson County, Tennessee, dated September 28, 2012 and recorded on October 08, 2012.

This is ☒ improved or ☐ unimproved property located at: **2005 Skyshore Way, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2022.

GRANTOR:

Amir Yacoub

Amir Yacoub

Wafaa Henain

Wafaa Henain

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amir Yacoub and Wafaa Henain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March, 2022.

Griffin Dunham

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

202203210032199

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 March 10, 2022.

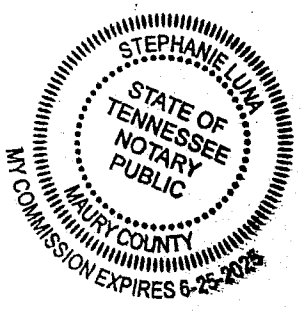
Kris Giammarco
Affiant Signature

March 10, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of March, 2022.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal