Karen Johnson Davidson County
Batch# 830346 DEEDWARR
03/29/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20220329-0036058

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16218-LW

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $552,000.00.

Lauren Weber
Affiant

Subscribed and sworn to before me, this the 21st 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)
Reanas Saleh and Honar Saleh 6332 Sunnywood Drive Nashville, TN 37013	US Bank N.A 4045 Nolensville Road Nashville, TN 37211	173 09 0B 141.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher Burlet and Rachel Caitlin Arabis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Reanas Saleh and Honar Saleh, as joint tenants with right of survivorship**, 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. 346 on the Plan of Phase 3, Section 1, Barnes Cove, as of record in Instrument #: 20060113-0005373, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Burlet and Rachel Caitlin Arabis, by Warranty Deed from Steven J. Brady and Wife, Keisha L. Brady, of record in Instrument No. 20200226-0021277, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020 and recorded on February 26, 2020.

This is ☒ improved property located at: **6332 Sunnywood Drive, Nashville, 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 Grantors paying their prorated share thereof to the Grantees 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 21st day of March, 2022.

GRANTOR:

Christopher Burlet

Rachel Caitlin Arabis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Burlet and Rachel Caitlin Arabis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2022.

Notary Public
My Commission expires: 11/6/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lauren Weber, 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 21, 2022.

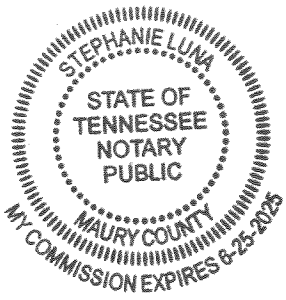
Lauren Weber
Affiant Signature

March 21, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of March, 2022.

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



Notary's Seal