WARRANTY DEED

Karen Johnson Davidson County
Batch# 846222 DEEDWARR
04/27/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220427-0048469

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/18/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JAMIE BAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3496

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zarif A. Abdelmalak and Dina A. Ghabros	US Bank	135-10-0C-079.00-CO
3101 Deercreek Trail South	4801 Frederica	
Nashville, TN 37217	Owensboro, KY	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Johnson Saw and Cherry Saw, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zarif A. Abdelmalak and Dina A. Ghabros, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 73 on the Plan of Final Plat of Section Four, Ransom Park of record in Plat at Instrument No. 20040323-0032419, 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 Usama A. Saad and Neven M. Waheeb, wife and husband by Warranty deed from Caron Witherspoon and husband, Harold Witherspoon of record in Instrument No. 20081107-0110797 Register's Office for Davidson County, Tennessee, dated October 31, 2008 and recorded on November 07, 2008.

Being the same property conveyed to Johnson Saw and Cherry Saw, a married couple by Warranty deed from Usama A. Saad and Neven M. Waheeb, wife and husband of record in Instrument No. 20200320-0030661 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 20, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3101 Deercreek Trail South Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 18, 2022.

Johnson Saw

Cherry Saw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Johnson Saw and Cherry Saw, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 18, 2022.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2022-3496

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 18, 2022.

J. Carlton Drumwright

April 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 18, 2022.

Notary

My Commission Expires: 12/18/22

