RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 852785 DEEDWARR 05/10/2022 08:19:30 AM 4 pgs Fees: $23.00 Taxes: $729.44 20220510-0053148	The actual consideration for this transfer or value of property transferred (whichever is greater) is $197,147.00. Affiant Sworn to and subscribed before me this 30 day of April, 2022. Notary Public My Commission Expires: 11-26-2022
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires Nov. 26, 2022

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Shireen A. Sayfadeen and Adnan Sayfadeen 3009 Katonka Dr Antioch, TN 37013	New Owner(s)	174-11-0A-464.00-CO

THIS GENERAL WARRANTY DEED is made and effective as of the 30th day of April, 2022 (the "***Effective Date***"), by and between:

RAMZI O. SAYFADEEN, A SINGLE MAN ("***Grantor***"); and

SHIREEN A. SAYFADEEN AND ADNAN SAYFADEEN, WIFE AND HUSBAND ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, of record in Plat Instrument No. 20060601-0064580, 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 Ramzi O. Sayfadeen, a single man by Warranty deed from Abdulqadir Sayfadeen, and Shireen Abas Sayfadeen, husband and wife and Waleed Sayfadeen, unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20180305-0020403 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

This is improved property commonly known as 3009 Katonka Dr, Antioch, TN 37013.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat at Instrument No. 20060601-0064580, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815- 0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Charter for Cane Ridge Farms Homeowners Association of record in Instrument Number 20010816-0088852 and amended in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

4. Cane Ridge Farms Homeowners Association, Inc., Rules Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.

5. Deed of Common Areas to Homeowners Association of record in Instrument Number 20110128-0007971, in the Register's Office for Davidson County, Tennessee.

6. Utilities Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

7. Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.

8. Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Ramzi O. Sayfadeen

202205100053148

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, RAMZI O. SAYFADEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2022.

Barbara Collins
Notary Public

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

My Commission Expires: 11-26-2022

202205100053148

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 30th day of April 2022.

Patti Robitaille
Affiant Signature

Date: 5/2/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY