This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16897-AP

Karen Johnson Davidson County
Batch# 855454 DEEDWARR
05/13/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220513-0055377

STATE OF TENNESSEE
COUNTY OF Williamson

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Jennifer Pennell
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2022.

Katherine Warren
Notary Public
My Commission Expires: 3/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walker D. Trent Chloe S. Trent 4740 Potomac Lane Bentwood, TN 37027	New Owner	171-3-A-93.00

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, **Firas Senno and Sawsan Sami Nashawi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Walker D. Trent and Chloe S. Trent, husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 196, Section Four, Fredericksburg, as the same appears on survey and plat of record in Book 7900, page 749, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Firas Senno and Sawsan Sami Nashawi, husband and wife by Quitclaim Deed from Firas Senno and wife, Sawsan Nachawi, dated August 6, 2013, recorded August 13, 2013, of record in Instrument No. 20130813-0084723, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4740 Potomac Lane, Brentwood, TN 37027**

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 3rd day of May, 2022

.

GRANTOR:

Firas Senno

Sawsan Sami Nashawi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Firas Senno and Sawsan Sami Nashawi, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/3/22 (date of document).

Jennifer L. Pennell

5/4/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

