WARRANTY DEED

Karen Johnson Davidson County
Batch# 855978 DEEDWARR
05/16/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220516-0055900

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/26/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-29-24



THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3502

APH-WG901 TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Residential Home Buyer-E Nashville, LLC	Residential Home Buyer-E Nashville, LLC	164-08-0A-099.00-CO
PO BOX 4090	PO BOX 4090	
SCOTTSDALE, AZ 85261 480-588-6121	SCOTTSDALE,AZ 480-588-6121	85261

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,

Meseret Worku Benti, an unmarried woman

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

Residential Home Buyer-E Nashville, LLC, a Delaware limited liability company

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. 58 on the Plan of Section Two, Hallmark, "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20070308-0028982, 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 Meseret Worku Benti, an unmarried woman by Warranty deed from Hany Attaallah and Mariam Reyad, wife and husband, of record in Instrument No. 20210323-0037895 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 23, 2021

Being the same property conveyed to Hany Attaallah and Mariam Reyad, husband and wife by Warranty deed from Boktor F. Shershar and Mariam Fayek, husband and wife, of record in Instrument No. 20200731-0084716, in the Register's Office of Davidson County, Tennessee, dated July 30, 2020 and recorded on July 31, 2020.

Being the same property conveyed to Boktor F. Shershar and Mariam Fayek, husband and wife by Warranty deed from Awad K. Awad n/k/a Mohep Awad and wife, Shadia Khalil of record in Instrument No. 20160407-0033232, in the Register's Office of Davidson County, Tennessee, dated March 28, 2016 and recorded on April 07, 2016.

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 1145 Lakewalk Drive Antioch, TN 37013

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.

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Witness my hand on April 26, 2022.

Meseret Benti

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Meseret Benti, 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 26, 2022.

Notary Public

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

My Commission Expires: _____

File #: 2022-3502

RECORD & RETURN TO:

Home Buyer Nashville

PO BOX 4090

SCOTTSDALE, AZ 85261

480-588-6121

Tennessee Certification of Electronic Document

I, Sandra Temple, 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 04/26/2022 (date of document).

Affiant Signature

05/5/22

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 5TH day of MAY, 2022.

Monica Lynn McCloud

Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329