Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1624

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2022

Notary Public

Commission Expires: _____

KRYSTAL T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Karen Johnson Davidson County
Batch# 857337 DEEDWARR
05/17/2022 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20220517-0057025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mourad Mikhaiel and Nagaat Embark 1420 Priestshore Bay Antioch, TN 37013	US Bank 4801 Frederica St Owensboro, KY 42301	164 08 0B 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Saytel Lopez, widow and Arman Razzaghi, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mourad Mikhaiel and Nagaat Embark, husband and wife

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. 50, on the plan of Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed by Warranty Deed from Georgine Butler and Wallace J. Washington, Sr., wife and husband to Mehdi Razzaghi, a married man, recorded December 5, 2017, as Instrument No. 20171205-0123996 in Davidson County, Tennessee Register of Deeds. The said Mehdi Razzaghi died intestate on April 24, 2021, leaving Saytel Lopez, his widow and Arman Razzaghi, his son, as sole tenants by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1420 Priestshore Bay, 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, their heirs and assigns forever; and we so 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. 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.

Dated this the 28th day of April, 2022.

Saytel Lopez

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of April, 2022, before me personally appeared, Saytel Lopez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2022.

Notary Signature
My commission expires:

TONY K. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY
My Commission Expires 6/12/23

Dated this the 28th day of April, 2022.

Arman Razzaghi

Arman Razzaghi

STATE OF California
COUNTY OF San Diego

On this ~~28th~~ 29th RDC day of April, 2022, before me personally appeared, Arman Razzaghi, to me known to be the person (~~or persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (~~or persons~~) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~28th~~ RDC 29th day of April, 2022.

Rosaura Ortega Lopez

Notary Signature
My commission expires: MAY 15, 2024

ROSAURA ORTEGA LOPEZ
Notary Public - California
Sacramento County
Commission # 2328236
My Comm. Expires May 15, 2024

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 May 6, 2022.

J. Carlton Drumwright

May 6, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 6, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY