Karen Johnson Davidson County
Batch# 861594 DEEDWARR
05/24/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20220524-0060126

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16473-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2022.

Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin McIntosh and Nathan McIntosh 563 Highcrest Drive Nashville, TN 37211	Legacy Home Loans, LLC, DBA Steadfast Mortgage 4004 Hillsboro Pk, Ste 216 B Nashville, TN 37215	147 15 0 030.00

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, **Ali Ebadah and Budoor Alkhazaali, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Taylor McIntosh and Nathan Joel McIntosh, spouses married to each other**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 563 of Highcrest Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Highcrest Homes, a Horizontal Property Regime, of record in Instrument Number 20210407-0046390, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ali Ebadah, unmarried, by Warranty Deed from Cheryl Hughes and Robert Larry Pulley, of record in Instrument no. 20190319-0025017, in the Register's Office of Davidson County, Tennessee, dated March 06, 2019 and recorded on March 19, 2019.

This is improved property located at: **563 Highcrest Drive, Nashville, TN 37211**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2022.

GRANTOR:

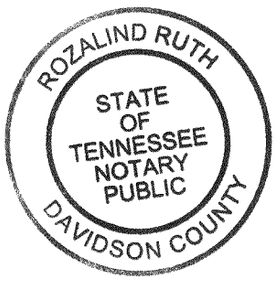
Ali Ebadah

Budoor Alkhazaali

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Ebadah and Budoor Alkhazaali, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2022.



Notary Public
My Commission expires: 1/3/2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 17, 2022.

D. Shayne Adair

5/18/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026