Karen Johnson Davidson County
Batch# 875212 DEEDWARR
06/22/2022 09:47:36 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20220622-0070855

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8306-2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2022 NOTARY PUBLIC My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asad El Hulu *et ux* 116 Newton Nook Brentwood, TN 37027	Same address as new owner	172-13-0A-038.00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($925,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **REBECCA MERKH AND JONATHAN M. MERKH, WIFE AND HUSBAND**, hereinafter called the Grantors have bargained and sold and by these presents do hereby transfer and convey unto, **ASAD EL-HULU AND FIDDA AL-MOHAMMAD, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section One, Williams Grove, R40 Residential P.U.D. of record in Plat Book 9700, Page 520; as amended in Plat Book 9700, Pages 580 through 582, inclusive, 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 Rebecca Merkh and Jonathan M. Merkh, wife and husband, from Jennifer Joy McGinnis and Terrence M. Flynn, wife and husband, by Warranty Deed dated June 17, 2019 and recorded June 21, 2019 in Instrument #20190621-0059929, said Register's Office. **The execution of this instrument is affected by the signature of Rebecca Merkh as Attorney-in-Fact for Jonathan M. Merkh, which Power of Attorney is recorded in Instrument Number** 20220616-0068148**, said Register's Office.**

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 116 Newton Nook, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 14th day of June, 2022

GRANTORS

Jonathan M. Merkh by Rebecca Merkh, his Attorney-in-fact

Jonathan M. Merkh by Rebecca Merkh, his Attorney-In-Fact

Rebecca Merkh

Rebecca Merkh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Rebecca Merkh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of June, 2022.

Katherine Warren

Notary Public

My commission expires: 3/22/26

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Merkh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jonathan M. Merkh and that she is authorized by Jonathan M. Merkh to execute this instrument on his behalf.

WITNESS my hand, at office, this 14th day of June, 2022.

Katherine Warren

Notary Public

My Commission Expires: 3/22/26

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