Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 876082 DEEDWARR
06/23/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220623-0071553

39-B
File #22-1205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Kraai and Shanna Kraai husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Duaaa Elnasri, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Stone Creek Park, Section 1B, of record in Book 9700, page 389, corrected by a Surveyor's Certificate of Correction of record in Book 10745, page 709, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nathan Kraai and Shanna Kraai, husband and wife by deed from James D. Thompson and Brynne K. Thompson, husband and wife, dated September 21, 2016, of record in Instrument No. 20160922-0100070, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 108 Holt Branch Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Duaaa Elnasri
108 Holt Branch Court
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
180-03-0A-013.00

WITNESS THE EXECUTION HEREOF this 14th day of June, 2022.

Nathan Kraai

Shanna Kraai

State of Tennessee)
County of Davidson)

On this 14th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Kraai and Shanna Kraai, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of ~~Davidson~~) Davidson
JB

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 645,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of June, 2022.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6-14-22.

Affiant Signature

6-16-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-16-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23