Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $715,800.00

Affiant

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

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 876336 DEEDWARR
06/23/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,648.46
20220623-0071884

Address of New Owner:	Send Tax Bills to:	Tax Information
Jill Davis 561 Highcrest Drive Nashville, TN 37211	SAME	147-15-0F-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ali Ebadah, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jill Davis,** 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:

Being Unit 561 of Highcrest Homes, Horizontal Property Regime, with Private Elements as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Highcrest Homes, a Horizontal Property Regime, with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20210407-0046390, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Highcrest Homes, a Horizontal Property Regime, with Private Elements contained in said Declaration of Covenants, Conditions and Restrictions, the plat filed at Exhibit "B" to said Declaration and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with an undivided interest in common areas/elements appurtenant to said unit(s).

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, Register's Office for Davidson County, Tennessee, and dated March 6, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Highcrest Homes of record in Instrument No. 20210407-0046390 Register's Office for Davidson County, Tennessee.

3. Charter of Highcrest Homes Homeowners Association of record in Instrument No. 20210407-0046389 Register's Office for Davidson County, Tennessee.

4. Subject to the Master Deed, recorded as Instrument #20210407-0046390 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 561 Highcrest Drive, Nashville, TN 37211

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of June, 2022.

Ali Ebadah

Budoor Al Khazaali

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2022, before me personally appeared Ali Ebadah and Budoo Alkhazaali, 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 17th day of June, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cole Nolan, 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 this 17th day of June, 2022

Dated 6/17/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cole Nolan who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17th day of June, 2022

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL