WARRANTY DEED

Karen Johnson Davidson County
Batch# 879429 DEEDWARR
06/28/2022 11:25:05 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220628-0074294

W-AB-22-2700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES 7/9/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Awadh Amir Binhazim and Tauhida Sheobo Famau	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
2700 N Highlands Drive	**4004 Hillsboro Pk. Ste. 216B**	**142-16-0C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHNNY SANDERS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AWADH AMIR BINHAZIM AND TAUHIDA SHEOBO FAMAU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Devon Highlands, Phase I of record in Plat Book 7900, Page 428, 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 Johnny Sanders, a single man by Warranty Deed from Henrietta B. McCroskey, a single person of record in Instrument No. 20170829-0088483 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 428, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7517, Page 283, Book 7517, page 367, Book 8180, page 222, Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182 Book 9492, page 594, Book 9492, page 600, Book 10692, page 750, Book 8181, page 62 and Book 9657, page 123, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7517, page 344, Book 8120, Page 463, Book 8180, page 232, and Book 10692, page 753, Register's Office for Davidson County, Tennessee.
- Easement in Book 4594, page 650, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Book 5473, page 171, and Book 5459, page 651, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Book 8753, page 750, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 8611, page 31, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 N Highlands Drive, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF JUNE, 2022.

Johnny Sanders

Hannah Glover

Hannah Glover, spouse of Johnny Sanders, hereby joins in this conveyance and does transfer and convey any and all marital interest Hannah Glover may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH GLOVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212