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

Karen Johnson Davidson County
Batch# 880283 DEEDWARR
06/28/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20220628-0074703

39-B
File #22-1227

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 **Philip D. Adams and Leanne Adams, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawkat Abbas and Weaam Ahmad, husband and wife**, 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. 92 on the Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip D. Adams and Leanne Adams, husband and wife, by deed dated 04/30/2002, and recorded 05/08/2002, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument Number 20020508-0056810, 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: 500 Welshcrest Court, Antioch, TN 37013.

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:
Shawkat Abbas
500 Welshcrest Court
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
149-15--0A-232.00

WITNESS THE EXECUTION HEREOF this 15th day of June, 2022.

Philip D. Adams

Leanne Adams

State of Tennessee)
County of Davidson)

On this 15th 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 Philip D. Adams and Leanne Adams, 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.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 492,000.00.**

Affiant

BETH BESCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn and subscribed before me on this the 15th day of June, 2022.

Notary Public

My Commission Expires: 3-17-2024

Certificate of Authenticity

I, Kimberly Hollingshead, 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 6-15-2022

Kimberly Hollingshead, Esq.

June 15, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of June, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON