WARRANTY DEED

Karen Johnson Davidson County
Batch# 889167 DEEDWARR
07/14/2022 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $2,146.00
20220714-0081017

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/24/26
(AFFIX SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rong Wang and Loren D. Wood	Guaranteed Rate, Inc.	Parcel ID: 092 07 0 431.00
(NAME)	(NAME)	
2302 Batavia Street	3940 N. Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Abdel Rahman A. Barakat, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rong Wang and Loren D. Wood, husband and wife, as tenants by the entirety**, hereinafter called the Grantees, their heirs and assigns, a 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. 37 on the Plan of Dr. J. B. Davis Subdivision of the Southerly half of Lot Number 5 of the Elizabeth W. Harding Tower Tract of record in Plat Book 57, Page 96 and Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 37 fronts 25 feet on the Northerly side of Batavia Street and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to Abdel Rahman A. Barakat, a married man, from Regal Homes Co., a Tennessee Corporation, by Warranty Deed dated July 24, 2019 and recorded on July 25, 2019 in Instrument No. 20190725-0073384, Register's Office for Davidson County, Tennessee.

Nadia Sammour Barakat, spouse of Abdel Rahman A. Barakat, joins in the execution of this deed to convey her marital interest, if any, in subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2302 Batavia Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 7 day of July, 2022.

Abdel Rahman A. Barakat

STATE OF California

COUNTY OF Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Abdel Rahman A. Barakat, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of July, 2022.

See attached
Notary Public

My Commission Expires: 3-21-2023

(SEAL)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa }

On 7-7-2022 before me, G Dowdy, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Abdel Rahman A Barakat
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

G. DOWDY
COMM. #2282086
Notary Public · California
Contra Costa County
My Comm. Expires Mar. 21, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature G Dowdy, Notary Public
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 7-7-2022 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Witness our hands this 7th day of July, 2022.

Nadia Sammour Barakat,

STATE OF Oklahoma

COUNTY OF Oklahoma

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nadia Sammour Barakat, the within named bargainor, 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 official seal, this the 7 day of July, 2022.

Notary Public

My Commission Expires: 4-11-26



(SEAL)

Certificate of Authenticity

I, Jamika Jones, 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 July 7, 2022.

Date

Jamika Jones
Affiant Signature

07/14/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of July, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY