WARRANTY DEED

Karen Johnson Davidson County
Batch# 889392 DEEDWARR
07/15/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220715-0081316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-14-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Daniel Garbrah	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
3016 Split Oak Trail (NAME)	3016 Split Oak Trail (NAME)	149-06-0-084.00
Antioch, TN 37013 (ADDRESS)	Antioch, TN 37013 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **George Farag, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Garbrah** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 74 on the Plan of Oakwood Subdivision, Phase Two - Section One of record in Plat Book 7900, Page 126, 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 AL SISI Construction, Inc., a Tennessee Corporation by Warranty deed from Israel Esquivel Salazar of record in Instrument No. 20210521-0064125 Register's Office for Davidson County, Tennessee, dated May 6, 2021 and recorded on May 12, 2021. (Value of consideration shown in aforementioned deed $79,000.00.)

Being the same property conveyed to George Farag by Quit Claim deed from Al Sisi Construction of record in Instrument No. 20220308-0026384 Register's Office for Davidson County, Tennessee, dated March 8, 2022 and recorded on March 8, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Grantor warrants that the above described property has never been his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3016 Split Oak Trl Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of July, 2022.

George Farag

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **George Farag**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2022.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

Certificate of Authenticity

I, Holly A. Mason, 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 14, 2022.

Affiant Signature

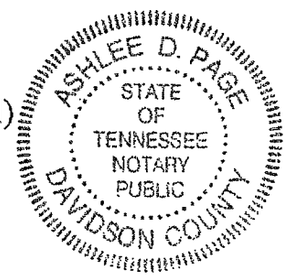
7/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022