Prepared By:
Burd | Raulston, PLLC
345 Frazier Ave, Suite 103
Chattanooga, TN 37405

Return To:
Community First Title, LLC
1023 East Trinity Lane
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 896330 DEEDWARR
07/29/2022 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,502.20
20220729-0086756

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
Fouad Zaki and Angel Khalil 1449 Priestshore Bay Antioch, TN 37013	new owner	164-08-0B-086-00

File No: 22-CFTL-43

WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, SONNY DONELL and LORESE NATION, (herein the "Grantor(s)"), do hereby sell, transfer, and convey unto, FOUAD ZAKI and ANGEL KHALIL, (herein the "Grantee(s)"), the following described real estate:

The following described premises, SITUATE in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 33, on the Final Plat of Lakewalk, Section Three, as the same appears of record in Instrument No. 20060124-0009100, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description

Being the same property conveyed to Lorese Nation and Sonny Donnell, wife and husband, from Greenvale Construction, LLC, a Tennessee limited liability company, Warranty Deed dated December 05, 2007 and filed for record on December 10, 2007 in Instrument No. 20071210-0142571, Davidson County, Tennessee records.

SUBJECT to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE(S) herein assume(s) and agree(s) to pay all taxes assessed against said real estate for the year 2022.

TO HAVE AND TO HOLD the same unto the said, Fouad Zaki and Angel Khalil, their heirs and assigns, forever in fee simple.

Grantor(s) hereby covenant that Grantor(s) are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and Grantor(s) will forever warrant and defend the same against all lawful claims.

WITNESS THEIR HANDS as of this 27th day of July, 2022.

SONNY DONELL

LORESE NATION

STATE OF Tennessee
COUNTY OF Davidson

On this 27 day of July, 2022, before me personally appeared SONNY DONELL and LORESE NATION, 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 27 day of July, 2022.

Notary Signature
My commission expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 406,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant,
(As Grantee, Buyer, or Buyer's Representative)

Subscribed and sworn to before me on this the 21 day of July, 2022.

_____
Notary Public
My commission expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/27/2022, (date of document).

Affiant Signature

7/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON