Karen Johnson Davidson County
Batch# 900564 DEEDWARR
08/08/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220808-0090203

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 15003046600
Account Number:

NAME & ADDRESS OF NEW OWNER:
Jacob Amosah
3520 Gondola Drive
Antioch, Tn 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHAFIK BARHOUMI, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JACOB AMOSAH,** Unmarried "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 108-B, on the Plan of Zone Lot Division, Lot 107 & 108, Chelsea of Priest Lake, Section Two-A, as shown by plat appearing of record in Book 6250, page 998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Chafik Barhoumi, single man, by Warranty Deed from Peggy O. Bell, dated August 18, 2017, appearing of record in Instrument No. 20170823-0086463, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3520 Gondola Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of August, 2022.

Chafik Barhoumi

Chafik Barhoumi

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF ~~RUTHERFORD~~ Loudoun

STACY BARGKY
Notary Public
Commonwealth of Virginia
Registration No. 7831389
My Commission Expires Nov 30, 2023

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Chafik Barhoumi, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 11-30-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Zaleski

AFFIANT

Sworn to and subscribed before me this 5TH day of AUGUST, 2022

NOTARY PUBLIC

My Commission Expires: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

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TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 8-5-2022 *(date of document)*.

Rayna Ingram 8-8-2022

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 8th day of August, 2022.

Shelly M Walling

Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26