WARRANTY DEED

Karen Johnson Davidson County
Batch# 909289 DEEDWARR
08/29/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220829-0097156

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/[illegible]/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4124

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sara Alem Kefetew	SWBC Mortgage Corp	133-01-0-320.00
3504 Saindon Street	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hassan Alshoweily, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Alem Kefetew, single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Nos. 414 and 415 on the Map of Sunrise Heights, as of record in Plat Book 421, Page 46, Register's Office for Davidson County, said plat being the Second Plan of Sunrise Heights.

Said lots adjoin and front together 107.5 feet on the Easterly side of Calhoun Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ala Shaker Naem by Warranty Deed from Fred W. Boyd, Ann Boyd, Barry Boyd, Sandra Custode, Dan Carmack Mayfield, Jr., Gail Bennett, Shannon Boyd Mayfield, David Bernard Dale, Dana Boyd Dale Tarnor, Diedre Evone Dale, Evan David Dale, Shana Tarnor Beroukas, Rina Tarnor Lieberman and Ari Nathaniel Tarnor of record in Instrument No. 20080812-0082812 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 12, 2008.

Being the same property conveyed to Hassan Alshoweily by Quitclaim Deed from Ala Shaker Naem of record in Instrument No. 20090323-0025544 Register's Office for Davidson County, Tennessee, dated March 16, 2009 and recorded on March 23, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3504 Saindon Street Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 26, 2022.

Hassan Alshoweily

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hassan Alshoweily, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 26, 2022.

Notary Public

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-4124

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 26, 2022.

J. Carlton Drumwright

August 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 26, 2022.

Notary

My Commission Expires: 12/18/22

