Karen Johnson Davidson County
Batch# 913815 DEEDWARR
09/08/2022 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,729.75
20220908-0100500

Name and Address of New Owner:
Husam Ibrahim and Ramez Ibrahim
143 Burkitt Commons Avenue
Nolensville, TN 37135

Send Tax Bills To:
Husam Ibrahim and Ramez Ibrahim
143 Burkitt Commons Avenue
Nolensville, TN 37135

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: 186-03-0A-102-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zackary T. Rice and Rachel Rice now known as Rachel Feigel, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Husam Ibrahim, a married man, and Ramez Ibrahim, an unmarried person, as Tenants in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat, Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, amended at Instrument No. 20191219-0131095, 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 Zackary T. Rice, a single person and Rachel Feigel, a single person, as joint tenants with right of survivorship by Deed dated December 10, 2020 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded December 10, 2020, in Instrument Number 20201210-0144695, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2022.

_____(SEAL)
Zackary T. Rice

Rachel Feigel now known as Rachel Rice (SEAL)
Rachel Feigel now known as Rachel Rice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2022, before me personally appeared Zackary T Rice and Rachel Rice, 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 and office, this 7th day of September, 2022.

Notary Signature
My commission expires: 3/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

202209080100500

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $467,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson 05

Sworn to and subscribed before me this 7th day of September, 2022.

Notary Signature
My commission expires: Nov 3, 2025

DEMI ST. JOHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 143 Burkitt Commons Avenue, Nolensville, TN 37135

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 September 7, 2022.

Steve Berneman

Date: 7th day of September, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 7th day of September, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2022-11093-TN