Karen Johnson Davidson County
Batch# 920522 DEEDWARR
09/22/2022 01:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220922-0105498

2

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2785LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Reanas Y. Saleh Halima S. Slivany	SAME AS THE NEW OWNER	
3052 Barnes Bend Drive	6332 Sunnywood Dr.	
Antioch, TN 37013	Antioch, TN 37013	173 10 0A 023.00

FOR AND IN 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, WE, **VIYAN F. AZIZ AND HAWAR M. HASAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REANAS Y. SALEH AND HALIMA S. SLIVANY** HEREINAFTER CALLED THE GRANTEES, THEIR 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 23, Phase One, Barnes Bend Estates, as shown on plat of record in Instrument No. 20050802-0090369, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Viyan Aziz and Hawar M. Hasan, Wife and Husband, by Warranty Deed from Stephen Burgin and Wife Jennifer Burgin, of record in Instrument No. 20140922-0086597, in the Register's Office of Davidson County, Tennessee, dated September 17, 2014 and recorded on September 22, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Barnes Bend Estates, as recorded in Instrument No. 20050802-0090369. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot #1, Granville L. Seiner Subdivision, as recorded in Book 6050, Page 146. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050524-0058309. Easement for Right of Way, recorded in Book 5215, Page 482. Easement for Ingress and Egress, recorded in Book 5385, Page 986. Easement for Right of First Refusal, recorded in Book 6515, Page 495. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100850; Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469.

This is improved property known as 3052 Barnes Bend Drive, Antioch, TN 37013

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 our hand on the 22nd day of September, 2022.

Viyan F. Aziz

Hawar M. Hasan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VIYAN F. AZIZ AND HAWAR M. HASAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2022.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 September 22, 2022.

Lisa Allard, Affiant September 22, 2022

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this September 22, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024