WARRANTY DEED

Karen Johnson Davidson County
Batch# 921752 DEEDWARR
09/27/2022 07:51:30 AM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20220927-0106613

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: FEBRUARY 24, 2026

(AFFIX SEAL)

ALEXIS STEELMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Mubarak and Kendra W. Mubarak	Truist Bank	159 10 0C 002.00
(NAME) 906 Dorset Drive	(NAME) 1001 Semmes Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 2nd day of August, 2022, by and between **Joanna Jordan Conley and Richard Matthew Conley, wife and husband,** party of the first part, **Anthony Mubarak and Kendra W Mubarak, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVDISON, State of TENNESSEE, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Dorset Enclave, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140227-0017057, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joanna Jordan Conley and Richard Matthew Conley, wife and husband by Warranty Deed from TriMark Builders, LLC, a Tennessee limited liability company, dated 03/27/2017 and recorded 03/28/2017, of record in Instrument 201703280030103, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Joanna Jordan Conley

Richard Matthew Conley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joanna Jordan Conley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of August, 2022.

Commission expires: 07/09/2024

BETH MARRERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Matthew Conley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of August, 2022.

Commission expires: 07/09/2024

Notary Public

BETH MARRERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

EXHIBIT B

Covenants, conditions, easements and restrictions recorded in Instrument 201402270017057, and Affidavit of recorded in Instrument 201703280030089, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 1306, Page 210, and Book 1512, Page 117, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 26, 2022

Affiant Signature

September 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26th day of September, 2022.

(SEAL)



Notary Public

My Commission Expires: FEB. 24, 2026

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