This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $539,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of September, 2022.

Notary Public
My commission expires:
8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 924599 DEEDWARR
10/03/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20221003-0108700

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Weber	New Owner	172-03-0B 010.00
5317 Windypine Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, OSSAMA M. BAHLOUL, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL WEBER AND MEGHAN M. GRACE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ossama M. Bahloul, by deed dated 09/18/2009, from Nasreen Mallik and husband, M. Eqbal Rahman, of record in Instrument No. 20091019-0096682, Register's Office for said County. The said Ivey Bahloul is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5317 Windypine Drive, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 23rd day of September, 2022.

Ossama M. Bahloul

Ivey Bahloul

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ossama M. Bahloul and Ivey Bahloul, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2022.

My commission expires:

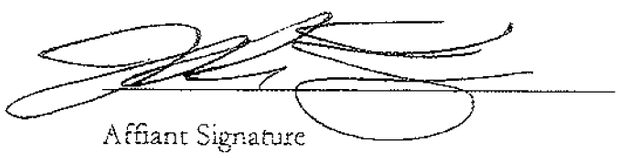
7/9/2024

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/2022.



Affiant Signature

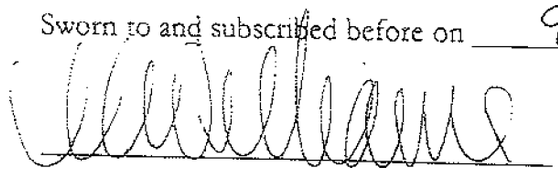
9/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/27/2022.



Notary Public

My Commission Expires: 5-2323

