This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 12 day of August, A.D., 2022, by and between

Garrett C. Blakley and Carrie T. Blakley, husband and wife

First Parties, and

Leah Habib AKA Leah M. Habib and Anwer Habib AKA Anwer K. Habib, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 13, on the Map of W.H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee. Said part of Lot No. 13 fronts 50 feet on the Southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to alley.

Being the same property conveyed to Garrett C. Blakley and Carrie T. Blakley, husband and wife by Deed dated December 5, 2018 from Matthew J. Cooper, Trustee of the 1032 Sharpe Avenue Trust, recorded December 11, 2018, in Instrument Number 20181211-0120695, in the Official Records of Davidson County, Tennessee.

OWNER:
Leah Habib & Anwer Habib
7308 Schwartz Rd
Fort Wayne, IN 46835

RESPONSIBLE TAXPAYER:
New Owner

Karen Johnson Davidson County
Batch# 931252 DEEDWARR
10/19/2022 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $2,127.50
20221019-0113909

CLT # 083-01-0-148

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

✕_____
Garrett C. Blakley

✕ Carrie T. Blakley
Carrie T. Blakley

✓STATE OF TN

✓COUNTY OF DAVIDSON

Personally appeared before me, Garrett C. Blakley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓_____
Notary Public

My Commission Expires:✓_____

✓STATE OF TN

✓COUNTY OF DAVIDSON

husband and wifePersonally appeared before me, Carrie T. Blakley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of AUGUST, 20 22.

✓_____
Notary Public

My Commission Expires:✓ 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Shelby } ss.

On this the 12th day of August, 2022, before me,
Day *Month* *Year*

Mary Ann Trice, the undersigned Notary Public,
Name of Notary Public

personally appeared Barrett C. Blakey,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

MARY ANN TRICE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Signature of Notary Public

My Commission Expires
December 15, 2024

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 8/12/2022 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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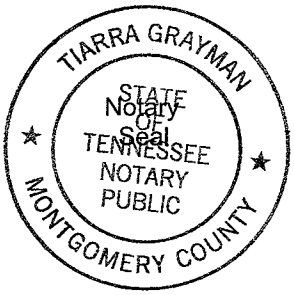
OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 575,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Montgomery

Subscribed and sworn before me this the 17th day of October, 2022.



Signature of Notary Public

Tiarra Grayman
Printed Name of Notary

10/11/2024
Commission Expiration

MR-CP-WF-2201

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 8/17/2022 & 8/12/2022.

Affiant Signature

10/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/17/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON