(Return to:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13628-BW

Karen Johnson Davidson County
Batch# 935623 DEEDWARR
10/31/2022 11:14:57 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20221031-0117292

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abrahim Darbashi		
2428 Rychen Drive	New Owner	135-15-0-001.00
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Janice Ruth Ray Suk and husband, Barry Robert Suk**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abrahim Darbashi, a married man**

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:

Being Lot No. 407 on the Plan of Edge-O-Lake Estates, Section 10, of record in Book 3842, Page 180, Register's Office, Davidson County, Tennessee.

Said Lot No. 407 fronts the Easterly Margin of Rychen Drive 81.21 feet and runs back between lines which measure 150.00 feet on the South side, 139.04 feet on the North side to a dead line in the rear on which it measures 78.23 feet thereon.

Being the same property conveyed to Richard Allan Garratt and wife, Janice Ruth Ray Garratt by Warranty deed from Roger S. Killets and wife, Judy A. Killets of record in Book 4641, page 140, Register's Office for Davidson County, Tennessee, dated September 18, 1972 and recorded on September 27, 1972.

Being the same property conveyed to Janice Ruth Ray Garratt by Quitclaim deed from Richard Allan Garratt of record in Book 6173, page 377, Register's Office for Davidson County, Tennessee, dated November 08, 1983 and recorded on November 09, 1983.

Being the same property conveyed to Janice Ruth Ray Suk and Husband, Barry Robert Suk by Quitclaim deed from Janice Ruth Ray Garrett a Single person of record in Instrument No. 20000111-0003599 Register's Office for Davidson County, Tennessee, dated N/A and recorded on November 01, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2428 Rychen Drive, Nashville, TN 37217**

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 and assigns forever; and we do covenant with 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 is 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 hands this the 28th day of October, 2022.

Janice Ruth Ray Suk

Barry Robert Suk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Ruth Ray Suk,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2022.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barry Robert Suk,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2022.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public