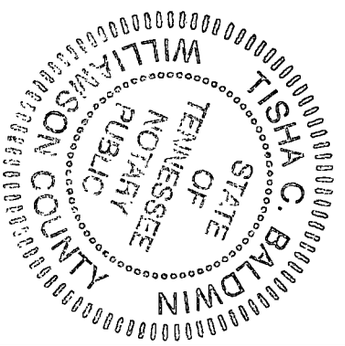
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **165,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **22nd day of November, 2022**

Notary Public

MY COMMISSION EXPIRES: 1-25-23

(Affix Seal)

C22-211

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariam Khalil and Atef Awad	First Bank	
~~3378 Oak Trees Ct~~ 617 Fosterlane	722 Columbia Ave.	**15007029500**
~~Antioch, TN 37013~~	Franklin TN 37064	
(CITY) (STATE) (ZIP) Mt. Juliet TN 37122	(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, **Christian Brandenburg, a Married Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Mariam Khalil and Atef Awad, Wife and Husband** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 3378 Oak Trees Ct, Antioch, Antioch, TN 37013. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 39-A, Zone Lot Division Lot 39 of Lakeshore Woods, Section 3, of record in Plat Book 5200, Page 621, as amended in Plat Book 6250, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christian Brandenburg, Unmarried by Warranty Deed from John B. Broster and Wife, Diane G. Broster dated 08/28/1995 and filed for record on 08/30/1995 of record in Book 9778, Page(s)752-753 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **3378 Oak Trees Ct, Antioch, TN 37013**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Karen Johnson Davidson County
Batch# 944287 **DEEDWARR**
11/23/2022 10:38:00 AM 2 pgs
Fees: $13.00 Taxes: $610.50



20221123-0123932

Witness our hands this 22nd day of November, 2022.

Christian Brandenburg

Karen Brandenburg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christian Brandenburg and Karen Brandenburg** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2022.

Commission Expires: 8-21-2023

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023