Karen Johnson Davidson County
Batch# 944391 DEEDWARR
11/23/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20221123-0124083

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-8-0213-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ashraf Saweres and Nadrah Saweres	Ashraf Saweres	150-09-0A-124.00-CO
(NAME)	(NAME)	
1217 Curran Court	3060 Anderson Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, REBECCA BERRYMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASHRAF SAWERES AND NADRAH SAWERES, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot(s) 278, as shown on the map entitled Forest View Park, Section VIII, of record in Book 6900, Page 633, 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 REBECCA J. BERRYMAN, by deed from DEBRA IRENE GRANGER, UNMARRIED, of record in Book 9730, Page 281, dated July 3, 1995, said Register' Office. Cathryn Armistead was appointed Conservtaor over Rebecca J. Berryman by the Davidson County, Tennessee Probate Court, Case No. 22P1168, by Order entered in the clerk's office of said Court on September 8, 2022.

unimproved ☐
This is improved ☒ property, known as 1217 Curran Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of SEPTEMBER, 2022.

Rebecca J. Berryman by Cathryn Armistead as conservator
Cathryn Armistead
Conservator for Rebecca Berryman

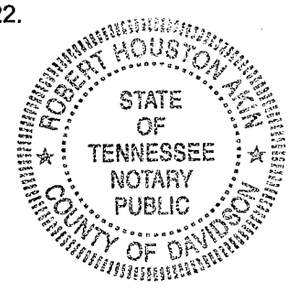
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cathryn Armistead, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the court appointed Conservator for Rebecca Berryman, the within named bargainor, and that she as such Conservator authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rebecca Berryman, the bargainor, by the said Cathryn Armistead, as Conservator.

WITNESS my hand and seal, this 14th day of September, 2022.

NOTARY PUBLIC _____

My Commission Expires: 5/9/26



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/14/22 (date of document).

Affiant Signature

9/23/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212