This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 950120 DEEDWARR
12/09/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20221209-0128401

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $269,900

Affiant Signature

Subscribed and sworn to before me on this the 1st Day of Dec, 2022

Notary Public
My Commission expires: 5.14.25

NAME AND ADDRESS OF PROPERTY OWNER:
Dashtan N. Obaid
729 Lake Terrace Dr.
Nashville, TN 37217

SEND TAX BILLS TO:
Guaranteed Rate, Inc.
3940 N. Ravenswood
Chicago, IL 60613

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MAP AND PARCEL NUMBER: Tax ID #: 15002036200

WARRANTY DEED
22NT01607

Effective the 1 Day of Dec, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David J. Cantrell, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Dashtan N. Obaid, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 21B of the Zone Lot Division of Lots 18, 21, 22, 23, 24, & 46, Harbor Gate Section 1, Revised, as of record in Plat Book 6250, page 344, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to David J. Cantrell, a married man by Warranty Deed from Susan G. Jorgensen, an unmarried woman dated 04/20/2018 recorded 04/23/2018 in Book NA, Page NA, as Document Number 20180423-0037910, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 729 Lake Terrace Dr, Nashville, TN 37217-4250

This conveyance is made subject to Restrictions of Record in Book 6389, page 436 and Book 6501 page 550, Register's office for Davidson County, Tennessee.

****Nancy Cantrell Joins in this deed for purposes of conveying Marital Interest****

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 7th day of December, 2022

David J. Cantrell

State of Mississippi)
County of Harrison)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David J. Cantrell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2022.

Notary Public

My Commission expires: August 27, 2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 125202 TARA L. BOUTOILLE Commission Expires Aug. 27, 2026 JACKSON COUNTY

Nancy Cantrell

State of Mississippi)
County of Harrison)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nancy Cantrell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2022

Notary Public

My Commission expires: August 27, 2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 125202 TARA L. BOUTOILLE Commission Expires Aug. 27, 2026 JACKSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec. 7, 2022.

Affiant
Date: ~~November~~ Dec. 9, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of Dec. ~~November~~ 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY