Karen Johnson Davidson County
Batch# 954345 DEEDWARR
12/22/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20221222-0131961

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$293,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2022.

Notary Public

My commission expires: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emad Ibrahim	**"NEW OWNER"**	**175-02-0-G-062.00**
4013 Saddlecreek Way	Pinnacle Bank	
Antioch, TN 37013	150 3rd Ave S. St 100 Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leah Crawley, unmarried woman, and Austin Copeland, unmarried man, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Ibrahim, an unmarried 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 all of Unit No. 7301, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940, amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property vested in Leah Crawley and Austin Copeland, as tenants in common with rights of survivorship, by Quitclaim Deed dated October 2, 2020, from Leah Crawley, of record in Instrument No. 20201014-0119360, Register's Office for Davidson County, Tennessee,

Previously conveyed to Leah Crawley, a single woman, by Warranty Deed dated August 21, 2020, from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20200826-0096675, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions and Master Deed for Old Hickory Commons, Section Five, of record in Instrument No. 20190502-0040940 amended in Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee.

2) Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons, of record in Instrument No. 20070920-0112646, amended in Instrument No. 20071213-0143334, Amended & Restated in Instrument No. 20080317-0026338, Instrument No. 20080710-0071087, Supplemental for Section Five, of record in Instrument No. 20190502-0040940 and Amended and Restated in Instrument No. 20190502-0040941, By-Laws appended thereto; Register's Office for Davidson County, Tennessee.

3) Dedication of Common Areas to Old Hickory Commons Homeowner's Association, Inc., of record in Instrument No. 20050415-0042164, said Register's Office.

4) Old Hickory Commons Homeowners Association, Inc., of record in Instrument No. 20201103-0128180, said Register's Office.

5) TVA Line Easement of record in Book 2344, page 432, Book 4542, page 131, Book 4425, page 535 & Book 11124, page 716, said Register's Office.

6) Fifty-foot Colonial Pipeline Easement filed for record in Book 3570, page 11, said Register's Office.

7) Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, said Register's Office.

8) Corporate conveyance of Easement to Tennessee Telephone Company, a Tennessee corporation, d/b/a TDS Telecom, a corporation, of record in Instrument No. 20080709-0070604 and Ins. 20081121-0114642, said Register's Office.

9) Grant of Easement between Old Hickory Commons, LLC, & Comcast of Nashville 1, LLC, of record in Instrument No. 20161212-0130102, said Register's Office.

10) All matters as shown on the Plan of record in Instrument No. 20190820-0083637, said Register's Office.

11) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as: **4013 Saddlecreek Way, Antioch, TN 37013**

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 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 my/our hand(s) this **20th** day of **December, 2022.**

Leah Crawley

Austin Copeland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Leah Crawley,** the within named seller, 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 and official seal at Nashville, Tennessee, this **20th** day of **December, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Austin Copeland,** the within named seller, 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 and official seal at Nashville, Tennessee, this **20th** day of **December, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 20, 2022.

J. Carlton Drumwright

December 20, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 20, 2022.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY