This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 9th day of February, 2023.

Notary Public
My commission expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 970574 DEEDWARR
02/14/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230214-0010612

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chadi Hayek	United Wholesale	127-00-0 250.00
8000 Charlotte Pike	Mortgage LLC	
Nashville, TN 37221	585 South Boulevard E	
	Pontiac, MI 48341	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH HOWS A/K/A ELIZABETH S. HOWS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHADI HAYEK, AN UNMARRIED MAN, AND JABBAR SALIBA, A MARRIED MAN, AS TENANCY BY THE ENTIRETY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the north margin of the 80' wide ROW of Highway 70, being the south west corner of Barney Hows; thence with the north margin of Highway 70, S 78° 49' 33" W, 75.22' to an iron pin; thence with the easterly line of J. C. Hows N 05° 55' 35" E, 1167.85' to an iron pin and N 25° 47' 17" E, 1167.70' to an iron pin; thence with the southerly line of L. A. Morrissey N 76° 42' 28" E, 269.36' to an iron pin; thence with the westerly lines of David C. Duke, William Bennett, and Barney Hows S 19° 04' 00" W, 335.18' to an iron pin, S 29° 47' 06" w, 950.93' to an iron pin, S 15° 02' 26" W, 313.67' to an iron pin, S 04° 26' 06" W, 358.59' to an iron pin, S 03° 43' 38" W, 125.65' to an iron pin and S 19° 30' 24" W, 352.69' to the beginning, containing 9.88 acres, more or less.

Subject to Joint Driveway Easement for Ingress, Egress, Regress, Utilities and Maintenance of record in Instrument No. 20171107-0114539, Register's Office for said County.

Being the same property conveyed to James H. Hows and wife, Elizabeth S. Hows, by deed dated 12/02/1985, from James C. Hows, Jr., of record in Book 6730, page 428, Register's Office for said County. The said James H. Hows having since died leaving Elizabeth S. Hows as the surviving tenant by the entirety.

Elizabeth S. Hows is one in the same as Elizabeth Hows.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8000 Charlotte Pike, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of January, 2023.

Elizabeth Hows a/k/a Elizabeth S. Hows

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Hows a/k/a Elizabeth S. Hows, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2023.

My commission expires: 7-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on January 23, 2023.

John Cobb Rochford

January 23, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 23, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025