PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 977528 DEEDWARR
03/06/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20230306-0016055

Ivey Title, LLC Ref: (DL) Title No.: 63018
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wahed Labib Mervat Metta 200 Farmbrook Ln Mt. Juliet, TN 37122	NEW OWNER

TAX MAP PARCEL NUMBERS: 07506013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$304,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Farnaz Esmaeili, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wahed Labib and Mervat Metta, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 5 on the Plan of Hermitage Estates, Section 5, of record in Book 4175, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Farnaz Esmaeili, by Warranty deed from Douglas Huhlein, a single man, dated July 28, 2022 and recorded on August 1, 2022 of record in Instrument No. 20220801-0087396, corrected by Scrivener's Affidavit in Instrument No. 20220823-0095074, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 4175, page 67, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Sweden Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and Easement for flow of creek along the rear portion of said lot.

This is improved property, known as 4283 Sweden Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2023.

Farnaz Esmaeili

State of Tennessee

County of Davidson

On this 28th day of February, 2023, before me the undersigned authority, personally appeared Farnaz Esmaeili, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $304,900.00.

Affiant

Sworn and subscribed before me this 28th day of February, 2023.

Notary

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 March 6, 2023.

Affiant
Date: March 4, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY