Karen Johnson Davidson County
Batch# 981592 DEEDWARR
03/16/2023 12:16:30 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20230316-0019114

# WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Ahmed Saleh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF March, 2023.

S. Nixon Pressley
Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Ahmed Saleh and Mohamed Saleh | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) | |
| 647 Bonita Pkwy S | SAME | 10705000500 |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | SAME | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jose R. Canizales, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahmed Saleh, a married man and Mohamed Saleh, a married man, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot 5 on the Plan of Bel-Air Subdivision, Section One, as of record in Plat Book 2900, Page 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Jose R. Canizales, unmarried, by virtue of that certain Warranty Deed dated March 27, 2013, and being of record at Instrument No. 20130401-0031277 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1908 Dabbs Ave Nashville, TN 37217
(House Number) (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 my hand this 15th day of March, 2023.

Jose R. Canizales

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jose R. Canizales** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2023.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 16th day of March, 2023.

03/16/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 16th day of March, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024