Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

File Number: 23020108

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My Commission Expires: 3/22/26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ashraf Saweres and Nadrh Saweres	New Owner	150-01-0-127.00
2661 Oak Forest Dr.		
Antioch TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Brown, a married man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ashraf Saweres and Nadrh Saweres, hasband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mossdale Drive Subdivision, a Resubdivision of Lot 1 on the Plan of Edge-O-Lake Estates, Section 4-A, of record in Book 8250, Page 331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brandon Brown, unmarried man by Warranty deed from Gerald Scott Fagan and wife, Pamela L. Fagan of record in Instrument No. 20150421-0035535 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 21, 2015
Grantor herein makes oath that the within described property is neither his personal residence, or the personal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2715 Mossdale Dr., Nashville, TN 37217.

Karen Johnson Davidson County
Batch# 982663 DEEDWARR
03/20/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230320-0020110

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 ~~17~~ 16th day of March, 2023.

Brandon Brown

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Brown, unmarried man with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this ~~17~~ 16th day of ~~March, 2023~~.

Notary Public at Large
My Commission Expires: 8.19.24

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/16/23 (date of document).

Affiant Signature

3/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

