Karen Johnson Davidson County
Batch# 983387 DEEDWARR
03/22/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,014.65
20230322-0020777

Prepared by:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,500.00.

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2023.

Notary Public
My Commission Expires:
7-7-2025

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Wagih Salib 5549 Oak Chase Drive Antioch, TN 37013	Wagih Salib 5549 Oak Chase Drive Antioch, TN 37013	Tax Map(s): 173-04-0A Parcel(s): 361.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,
MOHAMMAD ANWAR, WIDOWER
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WAGIH SALIB AND AMAL IBRAHIM, HUSBAND AND WIFE
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 330 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Mohammad Anwar, married, by Quitclaim Deed from Mohammad Anwar and wife, Mari-Jhan Anwar, dated 11/5/2020 and recorded 11/10/2020 in Instrument No. 20201110-0132503; and the same property previously conveyed to Mohammad Anwar and wife, Marijhan Anwar by Warranty Deed from Abdul Wahidi and wife, Marzia Wahidi, dated 11/12/2013 and recorded 11/13/2013 in Instrument No. 20131113-0117339, Register's Office for Davidson County, Tennessee. Mari-Jhan Anwar, spouse of Mohammad Anwar died September 18, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5549 Oak Chase Drive, 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 day of March, 2023.

Mohammad Anwar

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Mohammad Anwar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal, this the 14 of March, 2023.

Notary Public

My Commission Expires: 12.22.2025

(SEAL)

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 March 14, 2023 (date of document).

Affiant Signature

March 22, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of March, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025