WARRANTY DEED

Karen Johnson Davidson County
Batch# 993233 DEEDWARR
04/18/2023 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20230418-0028580

(this space for recording info)

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Bastrop

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Bronwyn S Moreno
AFFIANT

Subscribed and sworn to before me this the 14 day of April, 2023.

Dorothy K Orr
NOTARY PUBLIC

My commission expires: 8-14-2024

DOROTHY K ORR
Notary ID #11237351
My Commission Expires
August 14, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919

File # 230865

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wisam Lazim and Munjed Ghazi Albakri	Wisam Lazim and Munjed Ghazi Albakri	
(NAME)	(NAME)	
9800 Luna Vista Ln	9800 Luna Vista Ln	12810017300
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cynthia Ruth Davidson, married and Joy Elizabeth Headrick, married and James Wood Freemon, unmarried and Bronwyn Shannon Moreno, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wisam Lazim, Married and Munjed Ghazi Albakri, Unmarried, As Tenants in Common with rights of survivorship.**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 168, on the Plant of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Allen H. Freemon and wife, Barbara L. Freemon, by Warranty Deed dated October 7, 1985 and recorded October 8, 1985 from Sarah P. Fleming, a single woman, of record in Book 6677, page 297, Register's Office for Davidson County, Tennessee.

Both Allen H. Freemon and Barbara L. Freemon are deceased. Barbara L. Freemon died on March 25, 2020, leaving Allen H. Freemon, as surviving Tenant by the Entirety. Allen Freemon died on July 9, 2022. The devisees under his Last Will and Testament are Cynthia Ruth Davidson, Joy Elizabeth Headrick, James Wood Freemon and Bronwyn Shannon Moreno, said Will can Be found in Probate Case No. 22P1311, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THE FIRST PARTY HEREIN STATES THAT THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NOT EVER BEEN USED BY THEM, THEIR SPOUSES OR DEPENDENTS AS A PRINCIPAL PLACE OF RESIDENCE AS SET OUT IN TCA 26-2-301.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 12810017300

This is
unimproved ☐
improved ☒ property known as 213 Colt Dr, Nashville, TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12 day of April, 2023.

James Wood Freemon

James Wood Freemon

STATE OF Tennessee
COUNTY OF Rutherford

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared, **James Wood Freemon,** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14th day of April, 2023.

Karen R. Campbell
Notary Public

My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Bronwyn Shannon Moreno

Bronwyn Shannon Moreno

STATE OF Texas
COUNTY OF Bastrop

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared, **Bronwyn Shannon Moreno,** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 12 day of April, 2023.

Dorothy K Orr

Notary Public

My Commission Expires:
8-14-2024

DOROTHY K ORR
Notary ID #11237351
My Commission Expires
August 14, 2024

Cynthia Ruth Davidson

Joy Elizabeth Headrick

STATE OF TN
COUNTY OF Knox

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared, **Cynthia Ruth Davidson and Joy Elizabeth Headrick,** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14 day of April, 2023.

Notary Public

My Commission Expires:

AMBER PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMM. EXPIRES 04/18/2026

Tennessee Certification of Electronic Document

I, Brianna Knowles, 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 4/12/2023 (date of document).

Brianna Knowles
Affiant Signature

4/18/2023
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 18 day of April, 2023.

Macee Ridenour
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

