Karen Johnson Davidson County
Batch# 1008202 DEEDWARR
05/26/2023 01:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20230526-0040043

WHEN RECORDED MAIL TO:
SPRUCE LAND SERVICES LLC
6100 TENNYSON PARKWAY, SUITE 225
PLANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SPRUCE LAND SERVICES LLC, 6100 TENNYSON PARKWAY, SUITE 225, PLANO, TX 75024
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abanoub Mohareb 2208 Oak Barrel Ln Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	**SEE EXHIBIT "A"**

On this 24th, day of May, 2023 for good consideration in the amount of **$355,000.00**, I (We) **Progress Residential Borrower 4, LLC, a Delaware limited liability company**, hereby bargain, deed and convey to **Abanoub Mohareb, unmarried man,** whose mailing address is 2208 Oak Barrel Lane, Antioch, TN 37013, the following described land in Davidson County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 24 day of May 2023.

Progress Residential Borrower 4 LLC

By: Virginia Hessler

Its: Authorized Person

STATE OF Arizona)
) SS.
COUNTY OF Maricopa)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Virginia Hessler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the authorized person respectively of Progress Residentail Borrower 4, LLC the within named bargainer, and that he/she as such authorized person so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 24 day of May 2023.

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Notary Public
My Commission Expires: 9/18/2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $345,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Arizona
COUNTY OF Maricopa

Sworn to before me this 24 day of May, 2023.

Notary Public
My Commission Expires:

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Name and address for person(s) responsible for taxes:
Abanoub Mohareb
2208 Oak Barrel Ln
Antioch, TN 37013

Name and Address of property owner:
Abanoub Mohareb
2208 Oak Barrel Ln
Antioch, TN 37013

Exhibit A

The following described property located in Davidson County, Tennessee:

Being Lot No. 14 on the Plan of Oakwood Subdivision, Phase Three, Section One, of record in Plat Book 7900, Page 268, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Progress Residential Borrower 4, LLC, a Delaware limited liability company, by Quitclaim Deed from Property Owner 4, LLC, a Delaware limited liability company dated, August 02, 2018 recorded on August 03, 2018 as Instrument No. 20180803-0076343, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 149 02 0 110.00

Certification of Recorded Documents

I, Julia Wyatt, 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 May 24, 2023.

(AFFIANT) – Julia Wyatt

05/24/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of May, 2023.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY