WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010469 DEEDWARR
06/02/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230602-0041784

JM-VRE-23-1373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Kristen Vrder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saqr Alrubeai and Adel Abdo Alrubeai	**NEW OWNER**	
(NAME)	(NAME)	**164-07-0A-239.00CO**
1373 Rockglade Run		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERINY FAWZI MIKHAIL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAQR ALRUBEAI, AN UNMARRIED MAN, AND ADEL ABDO ALRUBEAI, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 209 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, 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 the same property conveyed to Eriny Fawzi Mikhail, married by Quitclaim deed from Maikel Hanna, married of record in Instrument No. 20201110-0132651 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 10, 2020.

The grantor has since divorced as evidenced in Docket No. 21cv-853 in the Chancery Court for Rutherford County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument No. 20160429-0042362, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument No. 20060519-0059378, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record as Instrument No. 20170714-0070983, and Instrument No. 20160802-0079381, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, Instrument No. 20051005-0119710 and Instrument No. 20060726-0090037 in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances of record in Instrument No. 20160802-0079381, in the Register's Office for Davidson County, Tennessee.
- Common Area Space of record in Instrument Number 20201109-0131069, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for TVA of record in Book 4418, Page 491 and Book 4473, Page 613, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1373 Rockglade Run, Antioch, Tennessee 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), 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/our hand(s) this the 31st DAY OF MAY, 2023.

Eriny Fawzi Mikhail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERINY FAWZI MIKHAIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/31/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/31/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

