Karen Johnson Davidson County
Batch# 1011036 DEEDWARR
06/05/2023 09 27 46 AM 2 pgs
Fees $13 00 Taxes $1,813 00
20230605-0042235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JM-FK-23-602

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)
Rene Harder	**Fairway Mortgage Corporation dba Homefinity**	
(NAME)	(NAME)	**102-03-0-026.00**
602 Comet Dr	PO BOX 105178	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Atlanta GA 30348-5178	
(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, **ZOHRA ZAGHDOUDI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENE HARDER, AN UNMARRIED MAN,** 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. 1047 on the Plan of Charlotte Park Subdivision, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Zohra Zaghdoudi, single by Quitclaim deed from Wael Dabaghi, married of record in Instrument No. 20230228-0014028 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on February 28, 2023.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 100 , in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3300, Page 30, in the Register's Office for Davidson County, Tennessee.
- Sewage System easement of record in Book 2593, Page 566, 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: **602 Comet Dr, Nashville, Tennessee 37209**.

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 2nd DAY OF June, 2023

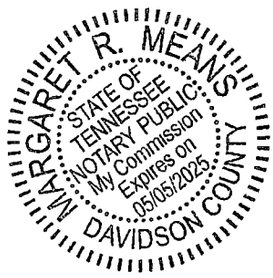
Zohra Zaghdoudi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZOHRA ZAGHDOUDI, 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 2nd of June, 2023.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204