WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011665 DEEDWARR
06/06/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,249.60
20230606-0042741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ossama Mahmoud Habib and Marwa Salman	CMG	Map: 181110B07900CO
(NAME) 7363 Autumn Crossing Way	(NAME) 3160 Crow Canyon Rd #400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS ($608,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELINDA L. TOMLINSON AND SANDRA S. OUTZEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OSSAMA MAHMOUD HABIB AND MARWA SALMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 79 on the Plan of The Hills at Concord Place, Phase 3, (formerly known as Concord Place II, Phase 2) of record in Instrument No. 20071120-0136051 and described in Third Supplemental Declaration of Covenants, Conditions and Restrictions in Instrument No. 20071226-0147287, 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 Melinda L. Tomlinson and Sandra S. Outzen, by deed from Melinda L. Tomlinson and Sandra S. Outzen, Co-Executors of the Estate of Gwen H. White, of record in Instrument No. 20230223-0012833, dated February 14, 2023, Register's Office for said County. Also see Estate of Gwen H. White, Docket#23P152, Davidson County Probate Court, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20071120-0136051, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Instrument No. 20051027-0130023, Instrument No. 20051027-0130024 and Instrument No. 20160719-0073877, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Instrument No. 20050505-0050660, in the Register's Office for Davidson County, Tennessee; (6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee; (7) Recognition Agreement of record in Instrument No. 20070423-0047760, in the Register's Office for Davidson County, Tennessee; (8) Memorandum of Option of record in Instrument No. 20070423-0047758, in the Register's Office for Davidson County, Tennessee.

The signature of Melinda L. Tomlinson is signed by his/her duly appointed Attorney-in-Fact, Sandra S. Outzen, pursuant to the Power of Attorney of record in Instrument No. 202306060042740, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20050914-0110829, amended and supplemented in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, Instrument No. 20080714-0071815, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903, Instrument No. 20090731-0071986, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 7363 Autumn Crossing Way, Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 2nd day of June, 2023.

Melinda L. Tomlinson by Sandra S. Outzen, Attorney in Fact

Melinda L. Tomlinson by Sandra S. Outzen, Attorney in Fact

Sandra S. Outzen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sandra S. Outzen, 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 on behalf of Melinda L. Tomlinson, as his/her Attorney-in-Fact, as the free act and deed of the within named Melinda L. Tomlinson.

Witness my hand and official seal this 2nd day of June, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 2nd day of June, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 2, 2023.

J. Carlton Drumwright

June 2, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 2, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY