(1)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1025773 DEEDWARR
07/13/2023 10:06:24 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30

20230713-0053653

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 10 day of July , A.D., 20 23 , by and between

Rebecca Whitworth Murphy and Matthew Benton Murphy, wife and husband

First Parties, and

Renas Barzanji and Abdulrahman Abbas, wife and husband,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 216, as shown on the plan of Barnes Crossing, Phase I, a Horizontal Property Regime, file as Exhibit A to and established by the Master Deed of record in Instrument 20050721-0084791 and rerecorded in Instrument 20050805-0092480 and amended in Instruments 20051114-0136938 and 2007122-0147998, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Rebecca Whitworth Murphy and Matthew Benton Murphy, wife and husband by Deed dated 7/6/23 from Rebecca Lynn Whitworth n/k/a Rebecca Whitworth Murphy, recorded 7/13/23, in Instrument Number 20230713-0053652, in the Official Records of Davidson County, Tennessee.

OWNER:
Renas Barzanji and Abdulrahman Abbas
1770 Red Jacket Drive
Nashville TN 37013

RESPONSIBLE TAXPAYER:
OriginPoint LLC
1800 West Larchmont Ave
Chicago IL 60613

CLT # 173-05-0A-216-00(Map and Parcel#)

MR-GR-APROA566426

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Rebecca Whitworth Murphy
Rebecca Whitworth Murphy

× Matthew Benton Murphy
Matthew Benton Murphy

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Rebecca Whitworth Murphy, 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, at office, this 24th day of MAY, 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

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Matthew Benton Murphy, 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, at office, this 24th day of MAY, 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

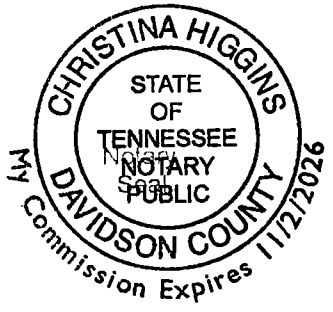
OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 299,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 12th day of July, 2023.



Signature of Notary Public

Christina Higgins
Printed Name of Notary

11/2/26
Commission Expiration