WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032727 DEEDWARR
07/31/2023 01:59:36 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230731-0058923

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girgis Saber	Girgis Saber	149-05-0-242.00
(NAME)	(NAME)	
1927 Dabbs Drive	1927 Dabbs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nadim Alebadi, Administrator of the Estate of Anwar Aljebir and Ridha Sabti,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girgis Saber,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Davidson County, Tennessee, being Lot No. 85, of Pebble Trail, Section 1, as of record in Plat Book 6900, Page 990, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Anwar Aljebir, married from Donald W. Cobb and wife, Robyn K. Cobb, by Warranty Deed on July 31, 2013, of record in Instrument Number 20130801-0080145, Register's Office for Davidson County, Tennessee. Anwar Ajebir having since died leaving the property to his wife Ridha Sabti. Ridha Sabti having since died leaving property to the estate of Ridha Sabti. Agreed order approving the sale of the property by the estate of record in Docket No. 23P208 and Docket No. 23P209 Clerks office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5009 Countryside Dr, Antioch, TN 37013
(House Number) (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 my/our hands this 27th day of July, 2023.

The Estate of Ridha Sabti and

By: _____
Nadim Alebadi
Its: Administrator

The Estate of Anwar Aljebir

BY: _____
Nadim Alebadi
Its; Administrator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nadim Alebadi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of the Estate of Ridha Sabti and the Estate of Anwar Aljebir that he as such Administrator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Administrator.

WITNESS my hand and seal this 27th day of July, 2023.

_____
Notary Public Judy Jacobs
My Commission Expires: 4-16-23

File No.: 202305022

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY