Karen Johnson Davidson County
Batch# 1035613 DEEDWARR
08/07/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230807-0061163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 4TH DAY OF AUGUST, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2513

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Issac Salib and Tofaha Abdelmelek 1064 Blairfield Drive Antioch, TN 37013	Same	174-11-0A-016.00

For and in consideration of the sum of Four Hundred Thirty Thousand And 0/100 ($430,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

LAITH AL WISWASI AND MAYSAA AL JUBOORI, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ISSAC GHALY NASEF SALIB AND TOFAHA WADIE YASSA ABDELMELEK, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Cane Ridge Farms, Phase One, of record in Instrument No. 20000825-0083988, 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 Laith Al Wiswasi and Maysaa Al Juboori, husband and wife, by Warranty Deed from Jacquetta Keels, unmarried, dated July 30, 2015 and recorded on July 31, 2015 in Instrument No. 20150731-0075788, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1064 Blairfield Drive, Antioch, TN 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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR LAITH AL WISWASI AND MAYSAA AL JUBOORI, HUSBAND AND WIFE to ISSAC SALIB AND TOFAHA ABDELMELEK FOR THE TRANSFER OF PROPERTY LOCATED AT 1064 BLAIRFIELD DRIVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 4th day of August, 2023.

Laith Al Wiswasi

Maysaa Al Juboori

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laith Al Wiswasi and Maysaa Al Juboori, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2023.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
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 August 4, 2023.

J. Carlton Drumwright

August 4, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY