Karen Johnson Davidson County
Batch# 1035737 DEEDWARR
08/08/2023 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230808-0061328

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $405,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of July, 2023.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 10/30/25

My Commission expires _____/_____/_____

NAME AND ADDRESS OF PROPERTY OWNER:
KIROLOS RAGHAB
2420 Serene Dr
Antioch, TN 37013

SEND TAX BILLS TO: United Wholesale Mtg
~~**NEW OWNER**~~ 585 South Boulevard E.
Pontiac, MI 48341
MAP AND PARCEL NUMBER: Tax ID #: 164160B10400CO

WARRANTY DEED

23NT00712

Effective the 21st Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HKAWNG DAU, A Single Man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KIROLOS RAGHAB, A Single Man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

A certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 104 in Cedarbrook Subdivision in Plat Instrument Number 20181105-0109350 and revised in the Surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hkawng Dau, a single man from D.R. Horton, Inc., a Delaware Corporation, by Special Warranty Deed dated 06/05/2020 and recorded 06/16/2020 in Instrument No. 20200616-0062042, Register's Office of said County.

This is an improved property commonly known as: 2420 Serene Dr, Antioch, TN 37013-3991.

This conveyance is made subject to: (1) All existing easements and all matters shown on plat of record in Plat in Instrument No. 20181105-0109350, revised by Surveyor's Certification of Correction in Instrument No. 20190801-0076150, (2) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20190423-0037275, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color,

religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c), (3) Agreement Perpetual Easement of record in Instrument No. 20060322-0033010, amended and restated in Instrument No. 20170329-0030346, (4) Declaration of Restrictions & Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170921-0096966, (5) By-Laws of record in Instrument No. 20190729-0074474, (6) Quitclaim for HOA of record in Instrument No. 20200813-0090385, and (7) NOC of record in Instrument No. 20200616-0062041.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 21 day of July, 2023.

Hkawng Dau

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Hkwang Dau**, the within named bargainer(s) with whom I am personally acquainted, or ~~proved to~~ me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21 day of July, 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
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 July 21, 2023.

J. Carlton Drumwright

July 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY