Karen Johnson Davidson County
Batch# 1036831 DEEDWARR
08/10/2023 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20230810-0062066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-TC-7309-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Demestihas and Helen Demestihas	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**126-16-0A-592.00-CO**
7309 Riverfront Drive	**1036 Stearman Drive, Ste 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARAFAT ABUQAYAS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM DEMESTIHAS AND HELEN DEMESTIHAS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 276 on the Final Plat of Riverwalk, Phase 4B, of record in Plat at Instrument No. 20060907-0110507, 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 Arafat Abuqayas, a married man by Warranty deed from Jason E. Wiggers and Tiffany A. Sherrill Wiggers, husband and wife of record in Instrument No. 20181113-0111942 Register's Office for Davidson County, Tennessee, dated November 9, 2018 and recorded on November 13, 2018. (Value of consideration shown in aforementioned deed $405,000.00.)

Being the same property conveyed to Arafat Abuqayas by Quitclaim deed from Doaa Alkurdi of record in Instrument No. 20191015-0105483 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 15, 2019.

This conveyance is subject to:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2023, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

10. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

12. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

13. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

14. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

15. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.

16. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.

17. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315; 318 and 324, Register's Office for Davidson County, Tennessee.

18. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

19. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

20. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619 and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

21. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

22. Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.

23. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County,

Tennessee.

24. Charter Right of Way for CSX Transportation Railroad.

25. Stormwater Detention Agreement of record in Instrument Number 20021119-0143687, in the Register's Office for Davidson County, Tennessee.

26. Common open space of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.

27. Subject to the flow of any creeks, streams, or branches across subject property.

28. Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7309 Riverfront Drive, Nashville, TN 37221**.

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 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 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 hand(s) this the 10th day of August, 2023.

Arafat Abuqayas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2023, before me personally appeared Arafat Abuqayas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of August, 2023.

Affiant Signature
Date 8-10-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

