Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 929
Nashville TN 37217 1619

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745283

Karen Johnson Davidson County
Batch# 1038002 **DEEDWARR**
08/14/2023 11 16 11 AM 2 pgs
Fees $13 00 Taxes $1,868 50

20230814-0062963

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-17-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $505,000 00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mustafa Almaraan and Dejeen Salih 1116 Holt Hills Place Nashville TN 37211	SWBC Mortgage 9311 San Pedro #100 San Antonio TX 78216	Tax Parcel ID No. 172 15 0A 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon Lynn Perala, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mustafa Almaraan and Dejeen Salih, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No. 73, on the plan of Section Five, Holt Woods, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon Lynn Perala, by Warranty Deed from Guy Edwards and Marsha Edwards, husband and wife, of record in Instrument No. 20160622-0063704, in the Register's Office of Davidson County, Tennessee, dated June 20, 2016 and recorded on June 22, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Holt Woods, as recorded in Plat Book 9700, Page(s) 10.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Addition to Bradford Hills, as recorded in Plat Book 7900, Page 668.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 as amended in Instrument No. 20190624-0060843.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, conditions and Restrictions recorded in Book 9745, Page 41.

This is improved property located at 1116 Holt Hills Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2023

Sharon Lynn Perala

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon Lynn Perala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires. _____

