WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039879 DEEDWARR
08/18/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230818-0064496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LA'JORIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bassim Zakher	United Wholesale Mtg	Map: 163020B08000CO
(NAME) 268 Took Drive	(NAME) 585 South Blvd E.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDWARD GOYA HOWARD, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BASSIM ZAKHER, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 30, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, 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 Edward Goya Howard, an unmarried man, by deed from Peter's Construction, LLC a Tennessee limited liability company, of record in Instrument No. 20151007-0102201, dated October 5, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 561 & 562, and Instrument No. 20070621-0074238, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20061127-0146331, said Register's Office; (4) Deed to HOA of reord in Instrument No. 20090623-0058289, said Register's Office; (5) Sewer and Drainage Easement of record in Book 7031, Page 51, Book 7453, Pages 445 & 460, Register's
Office for said County; (6) Easement to AT&T of record in Book 1207, Page 530, said Register's Office; (7) Anchor Easement of record in Book 10319, Page 987, said Register's Office; (8) R/W Easement of record in Book 1784, Page 300, Book 2105, Page 428, and Book 2905, Page 439, said Register's Office; (9) Storm Water Detention Agreement of record in Instrument No. 20020303-0023979 and Instrument No. 20040303-0023979, said Register's Office; (10) Easement to Comcast of Nashville of record in Instrument No. 20090721-0068096, said Register's Office; (11) Easement of record in Instrument No. 20061117-0143185, said Register's Office; (12) Notice of Completion of record in Instrument No. 20150918-0095025, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws, of record in Instrument No. 20061031-0135165 and amended in Instrument No. 20070509-0055919, and Instrument No. 20140520-0043176, and amended in Instrument No. 20220505-0052232, and Instrument No. 20061127-0146201 and amended in Instrument No. 20140520-0043176, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 268 Took Drive, Antioch, TN 37013
(House No.) (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 our hands this 14th day of August, 2023.

Edward Goya Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Goya Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of August, 2023.

Notary Public

My Commission Expires:

11/2/26

JOEC POLK
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 14, 2023.

J. Carlton Drumwright

August 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 14, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY