Karen Johnson Davidson County
Batch# 1047373 DEEDWARR
09/07/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20230907-0070200

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$343,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAYNE HARRIS & CHRISTOPHER HARRIS	New Owner	**052-08-0-170.00**
(NAME) **1104 SIOUX TERRACE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EVE OBAID ALKOKA A/K/A EVE ALKOKA OBAID, FORMERLY KNOWN AS AHLAM ALKOKA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYNE HARRIS AND CHRISTOPHER HARRIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, 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 No.57 on the Plan of Section Three, Meadow Bend, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ali Alkoka and wife, Ahlam Alkoka, by deed from Kenneth W. Lewis and wife, Wendy D. Lewis, of record in Book 8987, page 505, dated June 16, 1993, Register's Office for Davidson County, Tennessee. A Petition for Name Change in the United States District Court, Middle District of Tennessee was granted by the court on September 6, 1996 changing Ahlam Obaid's (a/k/a Ahlam Alkoka) name to Eve Alkoka Obaid. Ali Alkoka and Eve Obaid Alkoka have since divorced. (Final Decree dated August 4, 1999, Docket 99-D-338 in the Fourth Circuit Court for Davidson County, Tennessee.) Further, being the same property conveyed to Eve Obaid Alkoka from Ali Alkoka by quitclaim deed of record in Instrument No. 200007050066712, dated July 26, 1999, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, page 532, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1104 SIOUX TERRACE, MADISON, TN 37115**
(House Number) (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 my hand this 1st day of September, 2023.

EVE OBAID ALKOKA

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 **Eve Obaid Alkoka,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of September, 2023.

My Commission expires: **March 3, 2026**

DEBORAH J. BOWEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/1/23 (date of document).

Affiant Signature

9/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

