WARRANTY DEED

File No. CTO-2023-456

Karen Johnson Davidson County
Batch# 1048854 DEEDWARR
09/12/2023 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20230912-0071534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nady Saleh and Samia Saleh	United Wholesale Mtg.	
2044 Carefree Lane	585 South Boulevard E.	164-16-0B-095.00-CO
Nashville, TN 37013	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

SETH G. HAYHURST, AND QUINTON K. HAYHURST, HUSBAND AND WIFE

has this day bargained and sold and does hereby transfer and convey unto,

NADY SALEH, AND SAMIA SALEH, HUSBAND AND WIFE

their heirs and assigns, forever, 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. 95 on the Plan of Cedarbrook, A Cluster Lot Subdivision, as shown on plat of record in Instrument No. 201811050109350, and revised in the Surveyors Certificate of Correction recorded in Instrument Number 20190801-0076150 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 Seth G Hayhurst and Quinton K Hayhurst, husband and wife by Special Warranty deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20200312-0027685 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 12, 2020.

This conveyance is subject to all matters shown on the Plan of record as Instrument Number 20181105-0109350, and corrected by Surveyor' s Certificate of Correction of record in Instrument No. 20190801-0076150; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in

Instrument Number 20190423-0037275, 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; By-Laws of record in Instrument Number 20190729-0074474; Common Area Conveyance to HOA of record in Instrument Number 20200813-0090385; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170921-0096966; Perpetual Easement Agreement of record in Instrument Number 20060322-0033010; Sanitary Sewer Easement of record in Instrument Number 20180322-0027193; Stormwater Facilities and systems of record in Instrument Number 20190507-0042815; Subject to rights of others in and to the common areas and/or elements, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and believed to be known as: 2044 Carefree Lane, Nashville, TN 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 7th day of September, 2023.

Seth G. Hayhurst

Quinton K. Hayhurst

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Seth G. Hayhurst and Quinton K. Hayhurst, the herein bargainor, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this September 7th, 2023.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/21/24

RETURN RECORDED DOCUMENTS TO:

CLOSED TITLE
2260 Murfreesboro Pike
Nashville, TN. 37217
615-574-6230

202309120071534

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 September 8, 2023.

J. Carlton Drumwright

September 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY