Karen Johnson Davidson County
Batch# 1051295 DEEDWARR
09/19/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230919-0073236

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

Actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 16TH day of September, 2023.

Notary Public
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Muhammad Hamzeh and Merna El-Rifai 3716 Shane Point Pl. Nashville, TN 37211	UIF Corporation 29777 Telegraph Rd, Ste 3590 Southfield, MI 48034	172-16-0A 009.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CYNTHIA WOODS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUHAMMAD HAMZEH AND MERNA EL-RIFAI, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revision to Shane Point, as of record in Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia Woods by deed dated 06/25/2021 from Kelly M. McGlumphy, unmarried, of record in Instrument No. 20210628-0086966, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3716 Shane Point Pl., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15 day of September, 2023.

Cynthia Woods by Jenny West Attorney-in-Fact
Cynthia Woods
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of September, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cynthia Woods by Specific POWER OF ATTORNEY dated 9/13/23, and who acknowledged that he executed the same as the free act and deed of Cynthia Woods.

Witness my hand and official seal this 15 day of September, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/15/23 (date of document).

Affiant Signature

09/18/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 18th day of September, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL