Karen Johnson Davidson County
Batch# 1051763 DEEDWARR
09/19/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230919-0073606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-06204

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nariman Wahba 605 Mount Hood Drive Antioch, TN 37013	United Wholesale Mtg 585 S. Boulevard E. Pontiac, MI 48341	135 14 0A 139.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Taiwo Everett**, **married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nariman Wahba and Malak Kamel**, **husband and wife**, hereinafter called the Grantees, their successors and 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. 139 on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Plat Book 6900, Pages 391-393, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Taiwo Everett, by Quit Claim Deed from Joseph Everett, of record in Instrument No. 20191126-0122433, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 26, 2019.

Being the same property conveyed to Taiwo Everett, married, by Warranty Deed from Philomene Tepe and Amee Tepe and Kodzo Tepe, all unmarried, of record in Instrument No. 20121029-0098813, in the Register's Office of Davidson County, Tennessee, dated October 23, 2012 and recorded on October 29, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 605 Mount Hood Drive , Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of September, 2023

Taiwo Everett

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Taiwo Everett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at COLLIN COUNTY, TEXAS ~~Tennessee~~ N.D., this 15th day of September, 2023.

Notary Public

My Commission Expires: 05-27-25

NWADIUTO O. ONUOHA
Notary Public, State of Texas
Comm. Expires 05-27-2025
Notary ID 133126945

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 15, 2023.

J. Carlton Drumwright

September 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY