Karen Johnson Davidson County
Batch# 1069706 DEEDWARR
11/08/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20231108-0087290

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 DAVIDSON

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 7th day of November, 2023.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marina Basha	CMG Mortgage, Inc. dba CMG Home Loans	164-13-0 017.00
3532 Longhaven Xing Antioch, TN 37013	3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	

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, RAAFAT BASHA GEBRAEIL AND SOMA MOSA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARINA BASHA AND MIKHAIL GHIT, WIFE AND HUSBAND AND RAAFAT BASHA GEBRAEIL, MARRIED, TENANTS IN COMMON, 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 #316, on the Plan of Section One, Ashford Crossing of record in Book 7900, Page 937, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raafat Gebraeil and Soma Mosa, as husband and wife, by deed dated 07/25/2011, from Shaun Donovan, the Secretary of Housing and Urban Development of record in Instrument No. 20110727-0057325, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3532 Longhaven Xing, 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/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 7th day of November, 2023.

Raafat Basha Gebraeil

Soma Mosa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raafat Basha Gebraeil and Soma Mosa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2023.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

VERSION: January 2019

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/07/2023.

Affiant Signature

11/08/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY