Karen Johnson Davidson County
Batch# 1074390 DEEDWARR
11/22/2023 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20231122-0090815

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 17th day of November, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nidar Sadik and Karwan Habeeb	FIFTH THIRD MTG CO.	147-02-0-146.00
405 Coventry Drive	5050 KINGSLEY DR	
Nashville, TN 37211	CINCINNATI, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUDITH ANNE MIAN AND CAROL WRIGHT, TRUSTEES OF CONATSER FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED MAY 21, 2003**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIDAR SADIK AND KARWAN HABEEB, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 26 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 26 fronts 137 feet on the southerly side of Coventry Drive and extends back between lines, 286.6 feet on the westerly line and 285.6 feet on the easterly line to a dead line in the rear measuring 137 feet.

Being the same property conveyed to Raymond C. Conatser and wife, Lella M. Conatser by Warranty Deed from E. Wayne Williams and wife, Carol A. Williams of record in Book 7284, page 336, Register's Office for Davidson County, Tennessee, dated June 29, 1987 and recorded on July 01, 1987.

Being the same property conveyed to Raymond C. Conatser and Lella M. Conatser, Co-Trustee of the Conatser Family Revocable Living Trust Agreement dated May 21, 2003 by Quitclaim Deed from Raymond C. Conatser and Lella M. Conatser of record in Instrument No. 20030605-0077399 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 05, 2003.

Lella M. Conatser died on November 17, 2008.

Raymond C. Conatser died on January 22, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 405 Coventry Drive, Nashville, TN 37211, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of November, 2023.

Conatser Family Revocable Living Trust Agreement, dated May 21, 2003

By: Judith A. Mian
Judith Anne Mian, Trustee

By: Carol Wright
Carol Wright, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judith Anne Mian and Carol Wright, Trustees of Conatser Family Revocable Living Trust Agreement, dated May 21, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of November, 2023.

_____
Notary Public

My Commission Expires: _____

202311220090815

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 11/7/23 before me, Nowella Ward notary public
(insert name and title of the officer)

personally appeared Judith Anne Mian + Carol Lwright,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOWELLA WARD
COMM. #2393561
Notary Public · California
San Bernardino County
My Comm. Expires Mar. 9, 2026

Signature Nowella Ward (Seal)

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 17, 2023** (date of document).

Affiant Signature

November 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25