WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087223 DEEDWARR
01/02/2024 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20240102-0000070

File No. EY-23-5787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/4/20

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tharwat Mikaeel	U.S. Bank Home Mortgage	
(NAME)	(NAME)	
641 Bradburn Village Circle	9380 Excelsior Blvd., 3rd Floor	164-06-0B-113.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Thomas Chambers and Bailey Chambers FKA Bailey Kratschman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tharwat Mikaeel, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 all of Unit No. 70 on the Plan of The Townhomes of Bradburn Village, Phase 3B, as shown on exhibit A of the Supplementary Declaration to Amended and Restated and Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alyssa Michelle Ait Taleb and Ali Ait Taleb, wife and husband by Warranty Deed from Ole South Properties, Inc, a Tennessee Corporation of record in Instrument No. 20190125-0007457 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 25, 2019.

Being the same property conveyed to John Thomas Chambers and Bailey Kratschman, both unmarried by Warranty Deed from Alyssa Michelle Ait Taleb and Ali Ait Taleb, wife and husband of record in Instrument No. 20211210-0164118 Register's Office for Davidson County, Tennessee, dated December 3, 2021 and recorded on December 10, 2021. *John Thomas Chambers and Bailey Kratschman subsequently married on September 3, 2022 and Bailey Kratschman is now known as Bailey Chambers.*

This is property more commonly known as 641 Bradburn Village Circle, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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 my/our hand this 28th day of December, 2023.

John Thomas Chambers by [illegible], his attorney in fact

John Thomas Chambers by Leslie G. Hayes, his Attorney-In-Fact

Bailey Chambers by [illegible], her attorney in fact

Bailey Chambers FKA Bailey Kratschman by Leslie G. Hayes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Leslie G. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **John Thomas Chambers and Bailey Chambers**, and that this instrument was executed on behalf of the said John Thomas Chambers and Bailey Chambers for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202401020000069__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of December, 2023.

[illegible]
Notary Signature
My commission expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 12/28/2023

Rozalind Ruth
Affiant Signature

1/2/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2024..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

