DIANA K GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

# WARRANTY DEED

2024-03-1563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-6-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 1121063 DEEDWARR
04/09/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20240409-0025280

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Bangeen Bazirki and Batol Abdullah<br>8803 Dolcetto Grove<br>Brentwood, TN 37027 | NEW OWNER | Map/Parcel<br>181-14-0A-177.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clayton Robertson and Melanie Robertson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Bangeen Bazirki and Batol Abdullah, husband and wife, as tenants by the entireties**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 85 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Clayton Robertson, an unmarried man by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20081017-0104627 Register's Office for Davidson County, Tennessee, dated October 07, 2008 and recorded on October 17, 2008.

This conveyance is subject to the following: Williamson County and the City of Brentwood property taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8803 Dolcetto Grove, Brentwood, TN 37027.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 5 day April, 2024.

Clayton Robertson

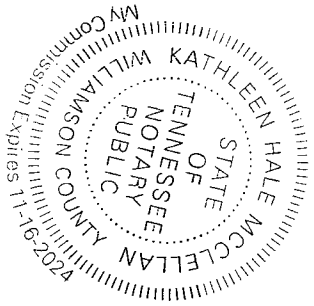
Melanie Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of April, 2024, before me personally appeared Clayton Robertson and Melanie Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of April, 2024.

Notary Signature
My commission expires:



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 4-5-24.

Affiant Signature

4-8-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY