Name and Address of New Owner:
Lilas Botike
4005 Calumet Drive
Antioch, TN 37013

Send Tax Bills To:
Lilas Botike
4005 Calumet Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1130087 DEEDWARR
05/02/2024 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20240502-0032237

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Map & Parcel No: 175-02-0B-240-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Soliman Salib, and Mariam Matar, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lilas Botike,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Unit No. 5104, on the Plan of Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040941, 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 unit.

BEING the same property conveyed by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Soliman Salib and Mariam Matar, husband and wife, recorded April 29, 2021, as Instrument No. 20210429-0057648 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $214,990.00.

Commonly Known As: 4034 Saddlecreek Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2024.

Soliman Salib (SEAL)
Soliman Salib

Mariam Matar (SEAL)
Mariam Matar

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of April, 2024, before me personally appeared Soliman Salib and Mariam Matar, 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 30th day of April, 2024.

Notary Signature
My commission expires: 5/2/27

REGINA L WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signature

Print Name

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to and subscribed before me this 30th day of April, 2024.

Notary Signature
My commission expires: 5/2/27

REGINA L WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/30/2024 (date of document).

Melissa Edelen
Affiant Signature

5/2/2024
Date

State of Michigan

County of Wayne

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

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne