Karen Johnson Davidson County
Batch# 1130597 DEEDWARR
05/03/2024 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20240503-0032521

WARRANTY DEED

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 5/2/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Marie Stephens	Flagstar Bank, N.A.	149-05-0-242.00
(NAME)	(NAME)	
5009 Countryside Dr	5151 Corporate Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Girgis Saber,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Marie Stephens,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Davidson County, Tennessee, being Lot No. 85, of Pebble Trail, Section 1, as of record in Plat Book 6900, Page 990, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Anwar Aljebir, married from Donald W. Cobb and wife, Robyn K. Cobb, by Warranty Deed on July 31, 2013, of record in Instrument Number 20130801-0080145, Register's Office for Davidson County, Tennessee. Anwar Ajebir having since died leaving the property to his wife Ridha Sabti. Ridha Sabti having since died leaving property to the estate of Ridha Sabti. Agreed order approving the sale of the property by the estate of record in Docket No. 23P208 and Docket No. 23P209 Clerks office of Davidson County, Tennessee.

Being the same property conveyed to Girgis Saber from Nadim Alebadi, Administrator of the Estate of Anwar Aljebir and Ridha Sabti, by Warranty Deed on July 27, 2023, of record in Instrument Number 20230731-0058923, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5009 Countryside Dr, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 29th day of April, 2024.

Girgis Saber

State of Tennessee
County of Davidson

Personally appeared before me Girgis Saber, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29 day of April, 2024.

Notary Public _____
My Commission Expires: 6-23-25

File No.: 202403004

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Tonya Loftin, 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 April 29, 2024.

Date

Tonya Loftin

Affiant Signature

May 2, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)