Karen Johnson Davidson County
Batch# 1134507 DEEDWARR
05/14/2024 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240514-0035449

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abdullah Oz	Primis Mortgage Company	Map: 173040A04900CO
(NAME) 5004 W. Oak Highland Dr.	(NAME) 5535 Currituck Dr., Suite 120	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARMAR BASTORY AND EMAD YOUSIF, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABDULLAH OZ, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 49 on the Plan of Subdivision for Phase 1 of Oak Highlands as shown on plat of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marmar Bastory and Emad Yousif, husband and wife, by deed from Amy Leigh Nowlin Gilley Devisee under the will of Karen H. Nowlin, of record in Instrument No. 20231229-0100236, dated December 28, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 432-435, said Register's Office; (3) Charter for Homeowners Association of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance for Sewer of record in Book 7748, Page 408 and Book 7748, Page 412, in the Register's Office for Davidson County, Tennessee; (5) Easement for Ingress and Egress of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee; (6) Quitclaim Deed of common areas to Homeowners Association of record in Book 7437, Page 697, Instrument No. 200005020044049, Instrument No. 20020619-0074183, Instrument No. 20040217-0017737 and Instrument No. 20130523-0052438, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Book 7189, Page 379 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee; (8) Deed of Conveyance for Water Mains of record in Book 7748, Page 448, Book 7748, Page 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee; (9) PUD Boundary of record in Plat Book 6900, Page 431, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24, amended in Book 7367, Page 587, Book 8765, Page 77, Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument No. 200004280042354, Instrument No. 20020725-0089130, Instrument No. 20020725-0089131, and Book 7367, Page 615, amended in Book 8765, Page 90, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5004 W. Oak Highland Dr., Antioch, TN 37013
(House No.) (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 our hands this 13th day of May, 2024.

Marmar Bastory
Marmar Bastory

Emad Yousif
Emad Yousif

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 Marmar Bastory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of May, 2024.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Emad Yousif, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of May, 2024.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 13, 2024.

Karen Suggs

(AFFIANT) – Karen Suggs

05/13/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of May, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY