Karen Johnson Davidson County
Batch# 1148090 DEEDWARR
06/17/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240617-0045265

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547841**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2024. Notary Public My Commission Expires: 1/23/28 CRISTA A. CHOGHI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Fayez Markous and Nevien Ibrahim 1408 Aaronwood Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 063-16-0B-207.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Kathleen Becker and Clayton Edward Kendall, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Fayez Markous and Nevien Ibrahim, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 289, as shown on the map entitled Hampton Park, a Planned Unit Development, of record in Plat Book 6900, page 405, amended in Plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445 and Book 8110, page 401 and amended in Book 8181, page 112 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARIA KATHLEEN BECKER, by deed from OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210817-0110973, dated August 12, 2021, said Register's Office.

Clayton Edward Kendall joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 063-16-0B-207.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 405, Book 6900, pages 550, 551, 552, Book 7462, page 445, Book 8110, page 401 and Book 8181, page 112, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7351, page 852, Book 7451, page 739 and Book 8336, page 393, said Register's Office.

Agreement for Dedication of Easement for Public Utilities, of record in Book 8671, page 61, said Register's Office.

This is improved property located at 1408 Aaronwood Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2024.

Maria Kathleen Becker

Clayton Edward Kendall

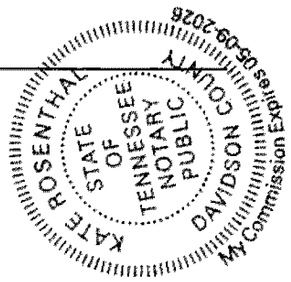
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria Kathleen Becker and Clayton Edward Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2024.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 14, 2024.

J. Carlton Drumwright

June 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 14, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY