Karen Johnson Davidson County
Batch# 1155720 DEEDWARR
07/09/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20240709-0051350

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 3rd day of July, , A.D., 2024 , by and between

Waqar Tariq and Laraib Kiran, husband and wife

First Parties, and

Waleed Gawargy and Marina Youanas, Husband and Wife

Second Parties,

WITNES SETH: That said First Parties, for and in consideration of the sum of --------One and NO/100--------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Bright Pointe SP Subdivision, Phase 1B, of record in Instrument No. 20190523-0048895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Waqar Tariq and Laraib Kiran, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20200323-0031216 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 23, 2020.

OWNER:
Waleed Gawargy & Marina Youanas
1336 Tree House Ct.
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
First Horizon Bank
165 Madison Avenue
Memphis, TN 38103

Map/Parcel :164-12-0B-053.00-CO

CLT #

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____
Waqar Tariq

X _____
Laraib Kiran

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Waqar Tariq, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2024.

✓ _____
Notary Public MATT DECKARD

My Commission Expires:✓ 5/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Laraib Kiran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2024.

✓ _____
Notary Public MATT DECKARD

My Commission Expires:✓ 5/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MR-GR-APRO359922

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 465,000.00.

Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 3rd day of July, 2024.

Signature of Notary Public

Notary Seal

Printed Name of Notary

06.24.25

Commission Expiration

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MR-GR-APRO359922

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 July 3, 2024.

J. Carlton Drumwright

July 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 3, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY