This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-4041-AJ

Karen Johnson Davidson County
Batch# 1168913 DEEDWARR
08/14/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20240814-0061755

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this the 12th 13th day of August 2024.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mosab Maree 1650 Cason Lane 1606 Murfreesboro, TN 37128	New Owner	128 03 0A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Muhammed Hafez, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mosab Maree, a married man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, CEDAR FOREST, FIRST REVISION of record in Plat Book 6900, Page 383, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Muhammed Hafez, a married man, by Warranty Deed from Mohammad Jalalian, an unmarried man, of record in Instrument No. 20230822-0065404, in the Register's Office of Davidson County, Tennessee, dated August 09, 2023, and recorded on August 22, 2023. This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **401 Cedar Forest Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 12th day of August, 2024.

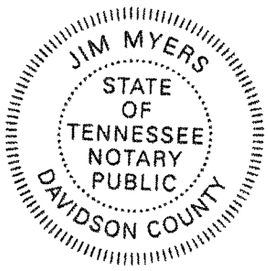
GRANTOR:

Muhammed Hafez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Muhammed Hafez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2024.



Notary Public
My Commission expires: 11-6-2024

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/12/2024.

Affiant Signature — Date: 08/13/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/13/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY