Name and Address of New Owner:
Amani Al Janabi and Sawsan Al Sebahi
88 Lightwood Dr
Antioch, TN 37013
Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1186468 DEEDWARR
09/25/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240925-0074437

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 174-09-0B-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Keith A. Hardison and Angela Hardison, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amani Al Janabi, a single woman, and Sawsan Al Sebahi and Qussay Al Janabi, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 62 on the Plan of Final Plat, Kinsport, Phase 2, of record in Instrument #20210915-0123510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith A. Hardison and Angela Hardison, husband and wife, from SDH Nashville LLC, a Georgia limited liability company, by Special Warranty Deed dated November 8, 2022 and recorded November 14, 2022 in Instrument #20221114-0121279, said Register's Office.

Being a portion of the same property PREVIOUSLY conveyed to SDH Nashville LLC, a Georgia limited liability company, from Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed dated October 8, 2021 and recorded October 13, 2021 in Instrument #20211013-0137768, said Register's Office.

Property more commonly known as 88 Lightwood Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of September, 2024.

Keith A. Hardison (SEAL)
Keith A. Hardison

Angela Hardison (SEAL)
Angela Hardison

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF WILLIAMSON MOBILE

On this 13 day of September, 2024, before me personally appeared Angela Hardison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of September, 2024.

Cynthia M. Trainor
Notary Signature
My commission expires: 1-4-2025

CYNTHIA M TRAINOR
My Commission Expires
January 4, 2025

STATE OF Tennessee
COUNTY OF Williamson

On this 24 day of September, 2024, before me personally appeared Keith A. Hardison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of September, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 24, 24 (date of document).

Jennifer L. Pennell

Sept 25, 24
Date

State of Tennessee
County of Willlamson

Sworn to and subscribed before me this 25 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

