When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23479-RR

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1210629 DEEDWARR
12/02/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20241202-0093537

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater for this transfer is: $410,000.00

John Habib
Affiant Signature
Subscribed and sworn to before me on this the 29th Day of November 2024

Notary Public
My Commission expires 12 / 21 / 2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
John Habib
3880 Park Royal Lane
Antioch, TN 37013

SEND TAX BILLS TO:
United Wholesale Mortgage, LLC
585 South Boulevard East
Pontiac, MI 48341

MAP AND PARCEL NUMBER: Tax ID #: 150120B23100CO

WARRANTY DEED

24NT01165

Effective the 29th Day of November 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brandon Barnes and Kari Tiede, husband and wife

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Habib, a married man, and Nady Samaan and Magda Boutros, husband and wife, as joint tenants with right of survivorship

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Kensal Green, Section 2, a Residential P.U.D. Subdivision, of record in Instrument No. 20180313-0023861 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 Brandon Barnes and Kari Tiede, husband and wife from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed dated 07/26/2018 and recorded 07/27/2018 in Instrument No. 20180727-0073406, register's Office of said County.

This is an improved property commonly known as: 3880 Park Royal Ln, Antioch, TN 37013-1100

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 27 day of November 2024

Brandon Barnes

Kari Tiede

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Brandon Barnes and Kari Tiede, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/29/2024 **(date of document).**

Affiant Signature

Date: 12/2/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd **day of** December 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY