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# 1228259 DEEDWARR
01/21/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250121-0004151

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $415,000

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of Jan., 2025.

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Malak Mikhael and Nermin Mansour
2733 Sparrowgap Trail
Antioch, TN 37013
SEND TAX BILLS TO:
Malak Mikhael and Nermin Mansour
2733 Sparrowgap Trail
Antioch, TN 37013
MAP AND PARCEL NUMBER: 164030E00700CO

WARRANTY DEED
24NT01428

Effective the 16th Day of Jan., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Leah Crawley, an unmarried woman

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

Malak Mikhael and Nermin Mansour, husband and wife

Hereinafter called the GRANTEES, 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. 7 on the Final Plat of Hamilton Church Manor, Phase 2, of record in instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leah Crawley, an unmarried woman from Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated 12/27/2022 and recorded 12/28/2022 in Instrument No. 20221228-0133096, Register's Office of said County.

BEING part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated August 1, 2022 and recorded August 4, 2022, from Bradburn Village Phase 4 Partnership, a Tennessee general partnership of record in Instrument No. 20220804-0088706, as corrected in the Affidavit of Scrivener's Error dated November 3, 2022 and recorded 11/03/2022, of record in Instrument No. 20221103-0118800, Register's Office for Davidson County, Tennessee.

24NT01428

This is an improved property commonly known as: 2733 Sparrowgap Trl, Antioch, TN 37013-4642

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. We do covenant with 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, 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 GRANTEES, 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 16 day of January 2025

Leah Crawley

State of TN
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Leah Crawley,** the within named bargainer, 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.

Witness my hand, at office, this 16 day of January 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-16-2025 (date of document).

Affiant Signature

1-17-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of January, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26