Karen Johnson Davidson County
Batch# 1236618 DEEDWARR
02/12/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20250212-0010761

**Prepared By & Return To:**
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-25-63

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford (SN)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2025

Notary Public

Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Saltanat Bahagir and Arastou Bahagir<br>23 Tusculum Road<br>Antioch, TN 37013 | Arastou Bahagir<br>23 Tusculum Rd<br>Antioch, TN 37013 | 162-08-0-088.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Dived Labib, single man, Abram Agaiby, a single man, and Antoun Samaan, a single man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Saltanat Bahagir, a married woman Arastou Bahagir, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in the 1st Civil District of County, Tennessee, described as follows:

Being Lot No. 2, Section 2, Lane Property, of record in Book 6050, Page 136, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for complete description of the property.

Being the same property conveyed to Cheryl E. Donaldson, unmarried by Warranty Deed from Joellyn K. Lintzenich, unmarried dated May 21, 1999 and recorded on May 24, 1999 of recorded in Book 11491, Page 114, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dived Labib, Abram Agaiby and Antoun Samaan by Warranty Deed from Cheryl E. Donaldson dated October 31, 2024 and recorded on November 01, 2024 of recorded in Instrument No. 20241101-0084789 in the Register's Office of Davidson County, Tennessee.

Parcel No.: 162 08 0 088.00
Being also known as 23 Tusculum Rd, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 23 Tusculum Road, Antioch, TN 37013

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 so 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. 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.

Dated this the 7th day of February, 2025.

Dived Labib

Antoun Samaan

Abram Agaiby

STATE OF TENNESSEE
COUNTY OF WILSON

On this 7th day of February, 2025, before me personally appeared Dived Labib, Abram Agaiby and Antoun Samaan, 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 7th day of February, 2025.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShawn Perry *(custodian's name)*, 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 February 12th 2025 *(date of document)*.

Custodian's Signature

2/12/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD