Karen Johnson Davidson County
Batch# 1289975 DEEDWARR
06/25/2025 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $2,012.80
20250625-0050167

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5971-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $544,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2025.

Notary Public
My Commission Expires: 11-2-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael H. Jones 2053 Kirkwall Drive, Nolensville, TN 37135	New Owners	187 09 0A 014.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Salwa Sifain and Zarif Makary Sifain, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael H. Jones** (individually and/or collectively, "Grantee"), 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. 14 on the Plan of PHASE TWO, BURKITT VILLAGE, SP SUBDIVISION of record in Plat at Instrument No. 20200910-0103205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zarif Makary Sifain and Salwa Sifain, husband and wife, by Warranty Deed from Janelle Hawkes, an unmarried woman, of record in Instrument No. 20241016-0080128, in the Register's Office of Davidson County, Tennessee, dated October 07, 2024 and recorded on October 16, 2024.

This Instrument executed on behalf of Salwa Sifain and Zarif Makary Sifain ("Principal") by pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20250625-0049962, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **2053 Kirkwall Drive, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and we do covenant with the 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, 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 Grantee, 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 23rd day of June, 2025.

GRANTOR:

Salwa Sifain

Zarif Makary Sifain By His Attorney in Fact

Zarif Makary Sifain by Salwa Sifain, his Attorney-In-Fact

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Salwa Sifain, 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 **23rd** day of June, 2025.

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

Ilena Dunlop
Notary Public
My Commission expires: 1-6-2026

By Physical Presence

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Salwa Sifain the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Zarif Makary Sifain ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 23rd day of June, 2025.

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

Ilena Dunlop
Notary Public
My Commission expires: 1-6-2026

By Physical Presence

202506250050167

EXHIBIT "A"
TO Warranty Deed
From: Salwa Sifain and Zarif Makary Sifain
To: Michael H. Jones

STATE OF Florida
COUNTY OF Orange

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 23rd day of June, 2025.

Notary Public Ilena Dunlop
My Commission Expires: 1-6-2026

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

By physical Presence

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TO Warranty Deed
From: Salwa Sifain and Zarif Makary Sifain
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STATE OF Florida
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1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Zarif Makary Sifain B Salwa
His Attorney in Fact
Affiant

WITNESS my hand and seal at office this 23rd day of June, 2025.

Notary Public Ilena Dunlop
My Commission Expires: 1-6-2026

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

By Physical Presence

202506250050167

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/23/2025 (date of document).

Karla I Kard
Affiant Signature

06/25/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of June, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

