Davidson County DEEDWARR
Recvd: 12/02/16 08:32 3 pgs
Fees:18.00 Taxes:707.63
20161202-0126363

WARRANTY DEED

File #2016100661

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRITT SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenouda A. Rezk and Tereza Wisa	U.S. Bank National Association	164-7-A/181CO
(NAME)	(NAME)	
1405 Rockglade Run	7601 Penn Ave S, Suite A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jennifer Ann Testa, Married,** EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shenouda A. Rezk and Tereza Wisa, husband and wife**, 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:

Being all of Lot No. 125, Section Two Harvest Grove formerly "Tillman Property" as shown on plan of record in Instrument No. 20140529-0046065, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jennifer Ann Testa, a married woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 07/21/2015, of record in Instrument No. 20150723-0072507, Register's Office for Davidson County, Tennessee.

*****Ron Testa, Jr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20140529-0046065, said Register's Office.; Declaration of Covenants, Restrictions and Conditions of record in Instrument No. 20060628-0077382, said Register's Office.; Charter of Homeowners Association of record in Instrument No. 20060519-0059378, said Register's Office.; Stormwater Detention Agreement of record in Instrument No. 20060726-0090037 and in Instrument No. 20040707-0080492, said Register's Office.; Agreement for Dedication for Public Right of Way of record in Instrument No. 20060830-0107233, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1405 Rockglade Run, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 29th day of November, 2016.

Jennifer Ann Testa

Ron Testa, Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jennifer Ann Testa and Ron Testa, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of November, 2016.

Commission expires:

5.8.17

Notary Public

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY