WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashraf Sedrak	Ashraf Sedrak	149-02-0-A-004.00C0
(NAME)	(NAME)	
545 Piccadilly Row	545 Piccadilly	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Luis Felipe Sutuc Hidalgo and Alma Goretti Werner, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashraf Sedrak and Sally Henien, 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:

Land in Davidson County, Tennessee, being Lot No. 4, Planned Unit Development, on the Plan of Piccadilly Square, Phase I, of record in Plat Book 5200, Pages 720, 721, and 722, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Alma Goretti Werner joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Being the same property conveyed to Luis Felipe Sutuc Hidalgo by Warranty Deed dated 07/31/2003 from Brano M. Edmonson of record in Instrument 200308140117331, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 545 Piccadilly, 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.

Bill Garrett Davidson County
Batch# 102513 DEEDWARR
06/08/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20180608-0055375

Witness my/our hands this 7th day of June, 2018.

Luis Felipe Sutuc Hidalgo

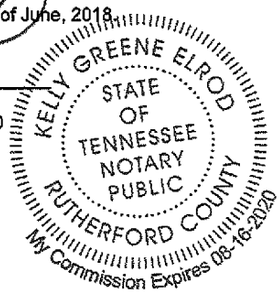
Alma Goretti Werner

State of Tennessee
County of Williamson

Personally appeared before me Luis Felipe Sutuc Hidalgo and Alma Goretti Werner, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020



File No.: 18-6921

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

