Karen Y Johnson Davidson County
Batch# 138083 DEEDWARR
09/07/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $780.70
20180907-0089030

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $211,000.00

Affiant

Subscribed and sworn to before me, this 27 day of August, 2018.

Notary Public

My commission expires: 9/10/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wael Youssef	Wael Youssef	**151100A02600CO**
7555 W. Winchester Dr.	7555 W. Winchester Dr.	
Antioch, TN 37013	Antioch, TN 37013	

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 ACKNOWLEDGE, WE,

Will Tidwell and Joslin Tidwell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wael Youssef

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. 26 on the Plan of Re-Subdivision of Lots 26 and 27, Phase 1, Villages of Long Hunter P.U.D., as of record in Instrument No. 20011204-0132938, 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 Will Tidwell and Joslin Tidwell, husband and wife, by Warranty Deed from Naomi M. Crowson and husband, Daniel Crowson, dated June 10, 2011, of record in Instrument No. 20110620-0046854, Register's Office for Davidson County, Tennessee.
Will Indwell being one and the same as Will Tidwill

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA of record in 20010531-0056383 and 20010531-0056381, said Register's Office.

Easements of record in Instrument No. 20000906-0088271; 20000906-0088272; Book 1101, Page 457; Book 1115, Page 302; Book 8197, Page 288; Book 8358, Page 91; Book 8358, Page 94; Book 9691, Page 919; Book 2338, Page 466, and Book 4446, Page 423, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 7555 W. Winchester Dr., 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 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 in 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.

W. Tidwel Date: 8-27-18
Will Tidwel

Joslin Tidwell Date: 8-27-18
Joslin Tidwell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Will Tidwel and Joslin Tidwell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

*Will Tidwel and Will Tidwell are one and the same

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019