Karen Y Johnson Davidson County
Batch# 140334 DEEDWARR
09/12/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $564.25
20180912-0090681

WARRANTY DEED

2018-1249

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of September, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 9/25/19

VERONIKIA BRUNCE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Girgis Youssef and Erini Ryad 3102 Woodymore Drive Antioch, TN 37013	Girgis Youssef & Erini Ryad 2100 Oaksprings Place Mt. Juliet, TN 37122	150070224 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shaundra Davis, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Girgis Youssef and Erini Ryad, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit No. 2-A on the Condominium Plat of Lot No. 2, Woodymore Heights, Section 1, of record in Book 8250, page 738, which amends Plan of record in Book 5210, page 363, said Register's Office.

Being the same property conveyed to Shaundra Davis from Melissa J. Henderson n/k/a Melissa J. Arnell and husband, Eddie Arnell by Warranty Deed dated February 9, 2004 and recorded February 11, 2004 in Instrument No. 200402110016473, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3102 Woodymore Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, 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 that 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. 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 my/our hand(s) this 11th day of September, 2018

Shaundra Davis

Shaundra Davis

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Shaundra Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2018.

April G. Nichols
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 6-30-2019

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