Karen Y Johnson Davidson County
Batch# 173343 DEEDWARR
12/12/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20181212-0120978

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3221

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Kathley E Shockley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2018.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101394

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jana Metry and Youssef Zakaria	Envoy Mortgage	
(NAME)	(NAME)	
2909 Nautilus Drive	1125 Ocean Ave	136-15-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lakewood New Jersey 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TERESA CAROLE BAKER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANA METRY AND YOUSSEF ZAKARIA, WIFE AND HUSBAND , 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. 15 on the Plan of Section Two, Harbour Town Village of record in Plat Book 4675, Pages 146, 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 David Charles Baker, married by Warranty deed from J. Kelvin Pennington and wife, Rhonda S. Pennington of record in Instrument No. 20030619-0084580 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 19, 2003.

Being the same property conveyed to Teresa Carole Baker, unmarried by Quitclaim Deed from David Charles Baker, unmarried of record in Instrument No. 20181105-0109302 Register's Office for Davidson County, Tennessee, dated October 27, 2018 and recorded on November 5, 2018.

unimproved ☐
This is improved ☒ property, known as 2909 Nautilus Drive, Nashville, TN 37217
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Teresa Carole Baker, UNMARRIED this 11th day of December, 2018.

Teresa Carole Baker

Teresa Carole Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

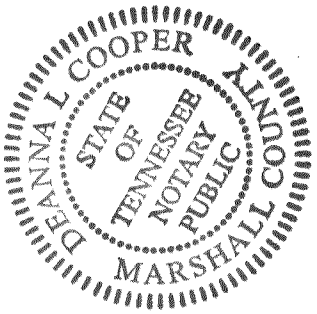
On this the 11th day of December, 2018, before me personally appeared Teresa Carole Baker, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

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

Deanna L. Cooper
Notary Public

My Commission Expires: 5/18/2020

(SEAL)



True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

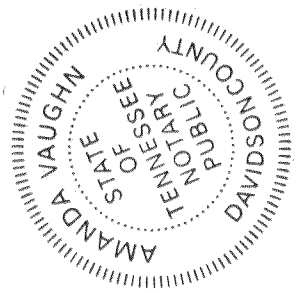
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)