Karen Y Johnson Davidson County
Batch# 182182 DEEDWARR
01/09/2019 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20190109-0002489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maged E. Souryal 710 Luann Court Antioch, TN 37013	Bank of America, N.A. 101 South Tryon Street Charlotte, NC 28255	150-05-0-388

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Kathleen E. Barrere, Trustee of the Barrere 2013 Living Trust, dated January 12, 2013, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Maged E. Souryal, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 3B, on the Plan of Cherry Hills, Zone Lot Division of Lots 3-5, Section 12, as of Record in Plat Book 6250, Page 174-175, and in Book 6900, Page 40, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Barrere and Kathleen Barrere, Trustees of the Barrere, 2013 Living Trust under the trust agreement dated January 12, 2013, by Quit Claim Deed dated 07/09/2015 from Christian Barrere, Kathleen Barrere of record in Instrument 201507200070393, Register's Office for Davidson County, Tennessee. Christian Barrere having since died on July 7, 2016 leaving Kathleen E. Barrere as the surviving Trustee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 710 Luann Court, 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 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 my/our hand(s) this the 4 day of January, 2019.

Barrere 2013 Living Trust, dated 1/12/2013

BY: Kathleen E. Barrere

Kathleen E. Barrere, Trustee

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

On JANUARY 4, 2019 (Date) before me, LAURA JAN DAMONTE, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared KATHLEEN E. BARRERE (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA JAN DAMONTE
Notary Public - California
Contra Costa County
Commission # 2203689
My Comm. Expires Jul 29, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: KATHLEEN E. BARRERE	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: BARRERE 2013 LIVING TRUST DATED JANUARY 12, 2013	Signer is Representing: _____

©2018 National Notary Association

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY