WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

JENNIFER CHANDLER COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adel Ibrahim Maher Henin Abir Henin Nawal Henin	US Bank N.A.	173-08-OA-104.00
(NAME) 5693 Deer Valley Trl	(NAME) 4801 Frederica Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(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, I, **Antonio R. Johnson, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MAHER HENIN and Abir Henin, a married couple, and ADEL IBRAHIM and Nawal Henin, a married couple,** 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. 137 on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision" a Planned Unit Development, of record in Instrument NO. 20060614-0070867 Register's Office for Davidson Coutny, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Antonio R. Johnson by deed from S & Y Construction Inc., a Tennessee Corporation dated March 14, 2008 and filed for record March 17, 2008 as Instrument No. 20080317-0026817 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matter appearing on the Plan of record in Instrument NO. 20060614-0070867 in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20021212-0153693 in the Register's Office for Davidson County, Tennessee.

Subject to the conveyance of Open-Space to the Homeowner's Association of record in Instrument No. 20040224-0020945, Instrument No. 20130523-052436. 20130523-0052438 and Instrument No. 20180202-0010797 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

Ebony Johnson joins in this conveyance to convey any and all interest marital or otherwise she may have in the subject property.

Karen Johnson Davidson County
Batch# 189363 DEEDWARR
01/29/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190129-0008437

unimproved ☐

This is improved ☑ property, known as 5693 Deer Valley Trail, 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.

Witness my/our hands this ~~17~~th day of January, 2019.

Antonio R. Johnson

Ebony Johnson

State of Tennessee
County of Davidson

Personally appeared before me Antonio R. Johnson and Ebony Johnson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17 day of JAN, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201901006

Certificate of Authenticity

I, Jennifer Chandler- Cole 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

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state Jennifer Chandler- Cole 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:

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020