Karen Johnson Davidson County
Batch# 201295 **DEEDWARR**
03/04/2019 09:29:04 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20190304-0019258

WARRANTY DEED

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 12-22-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ata Boules		176-01-0A-041.00
(NAME)	(NAME)	
7004 Hickory Pass Lane	Same	176-01-0A-041.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		176-01-0A-041.00
(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, We, **Nathan Drobek and Tara Drobek, a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ata Boules** ⊛ 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:

⊛ and Nesreen Ghaly, husband and wife

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, AND BEING KNOWN AS LOT NUMBER 41 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NUMBER 20010412-0036163, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NATHAN DROBEK, SINGLE. BY DEED DATED MAY 6, 2011 AND RECORDED JUNE 7, 2011, OF RECORD IN INSTRUMENT NUMBER 20110607-0043682, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND

THEREAFTER BEING THE SAME PROPERTY CONVEYED TO NATHAN DROBEK AND TARA ROHWELLER, BY DEED DATED NOVEMBER 19,2011 AND RECORDED NOVEMBER 28, 2011, OF RECORD IN INSTRUMENT NUMBER 20111128-0092479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Nathan Drobek and Tara Drobek by Quit Claim Deed dated 06/15/2016 from Nathan Drobek and Tara Drobek f/k/a Tara Rohweller of record in Official Records Instrument No. 20160914-0096421, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐
This is improved ☑ property, known as 7004 Hickory Pass Ln., 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 9th day of October, 2018.

Nathan Drobek

Tara Drobek

State of Tennessee
County of Williamson

Personally appeared before me Nathan Drobek and Tara Drobek, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of October, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: 6-14-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 18-8703