Karen Johnson Davidson County
Batch# 218710 DEEDWARR
04/17/2019 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190417-0035054

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of April, 2019.

NOTARY PUBLIC

My commission expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maha Hanna and Rimon Mourkos (NAME)	SWBC Mortgage Corp. (NAME)	150140B0100CO
3732 Lipton Place (ADDRESS)	9311 San Pedro #100 (ADDRESS)	
Antioch, TN 37013	SAN Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $285,000.00 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 **Breidy Navarro, an unmarried man and Linette Navarro, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maha Hanna and Rimon Mourkos**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 11 on the Plan of HAMILTON CHURCH Subdivision, as ofrecord in Instrument No. 200508310104380, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Breidy Navarro and Linette Navarro, husband and wife by deed from Breidy Navarro and Linette Marie Castellano Navarro, husband and wife of record in Instrument Number 20180905-0087639, said Register's Office. The said Breidy Navarro and Linette Navarro having since divorced.

This property is __unimproved _X_improved property known as: 3732 Lipton Place, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of April, 2019.

Breidy Navarro

Linette Navarro

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Breidy Navarro and Linette Navarro, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2019.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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